2/5/20

by phone - $300

he will find $200 - $300 research OK

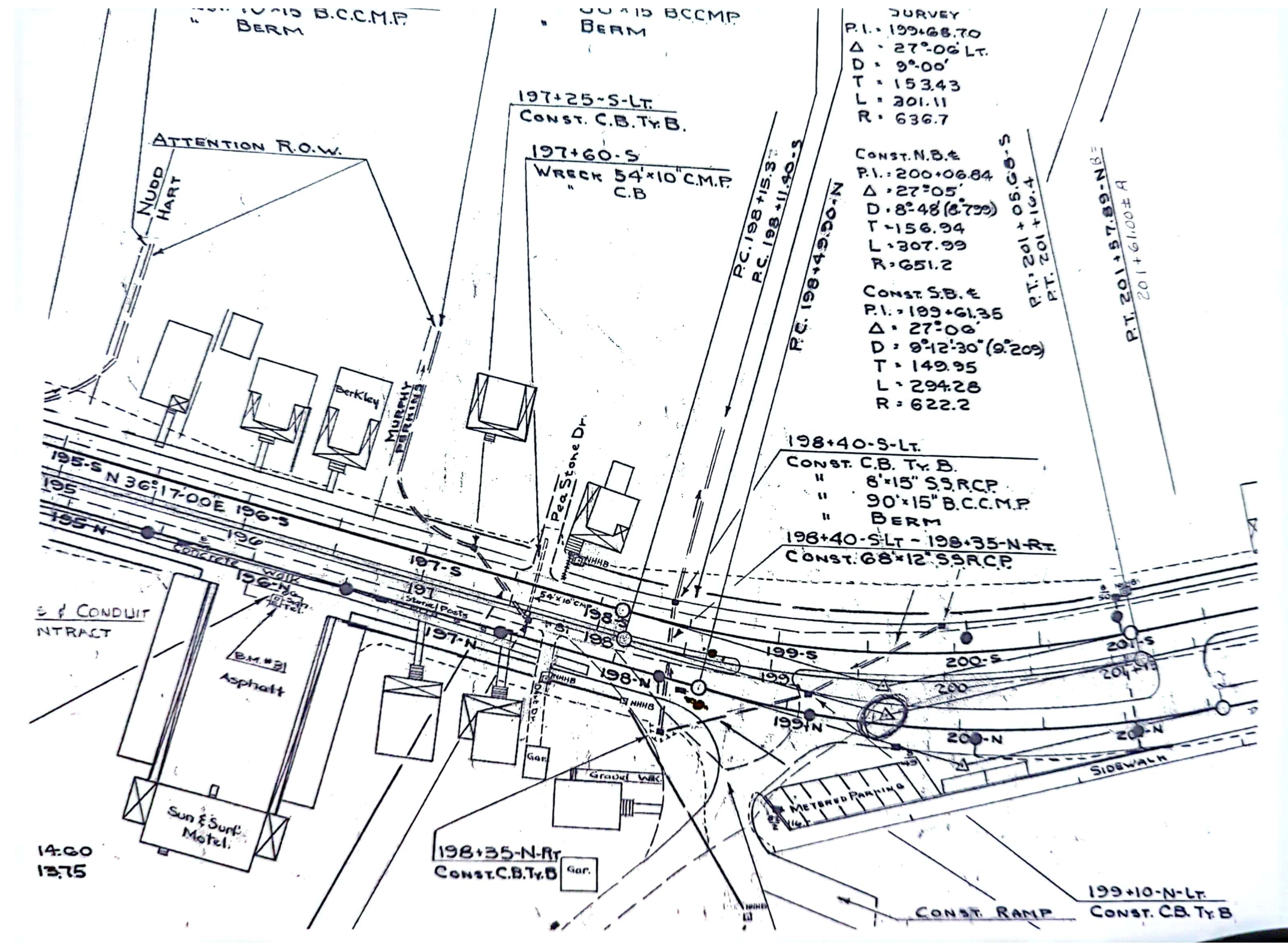
release

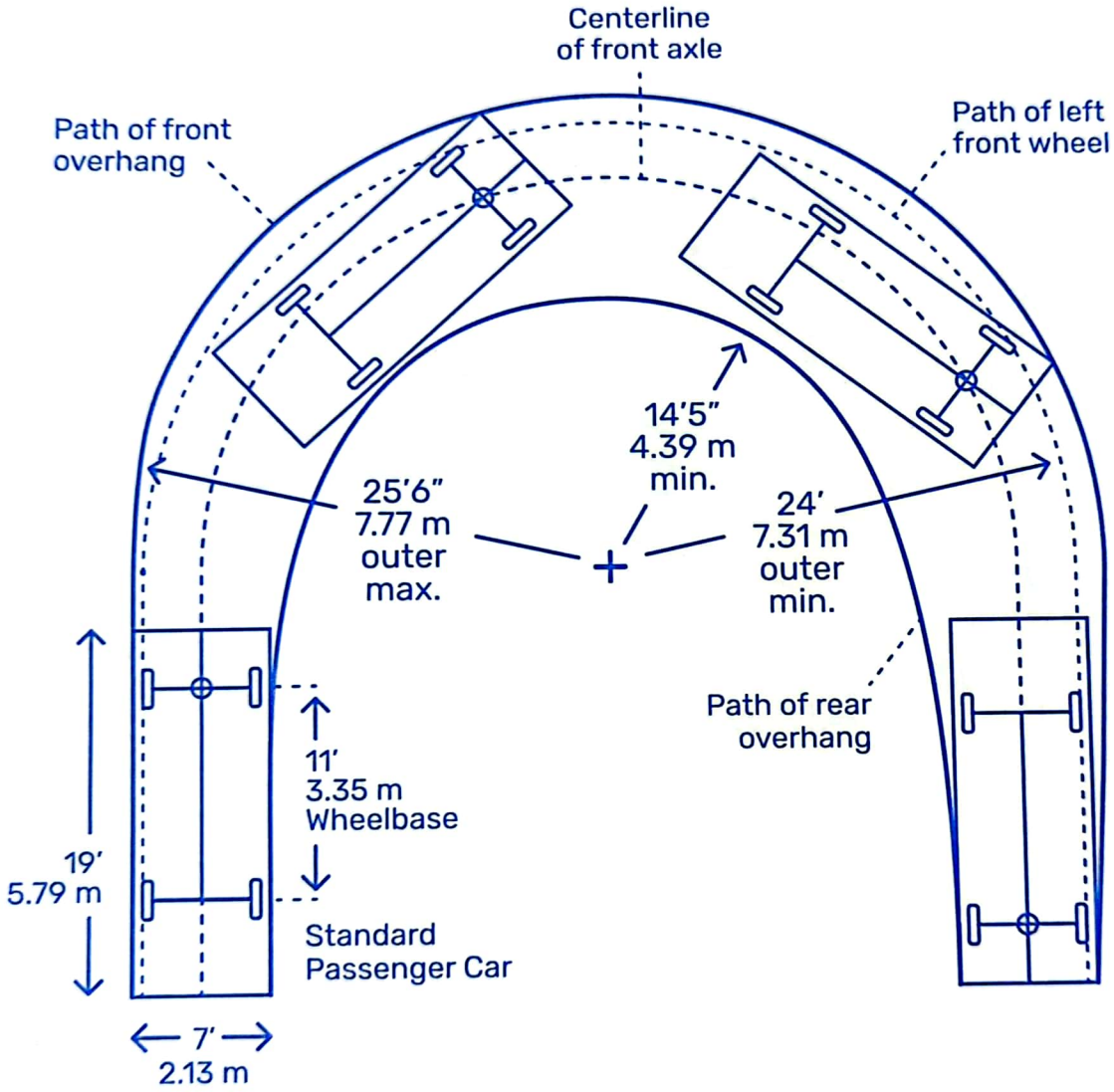
arrange meet with Ryck (hopefully with plans set)

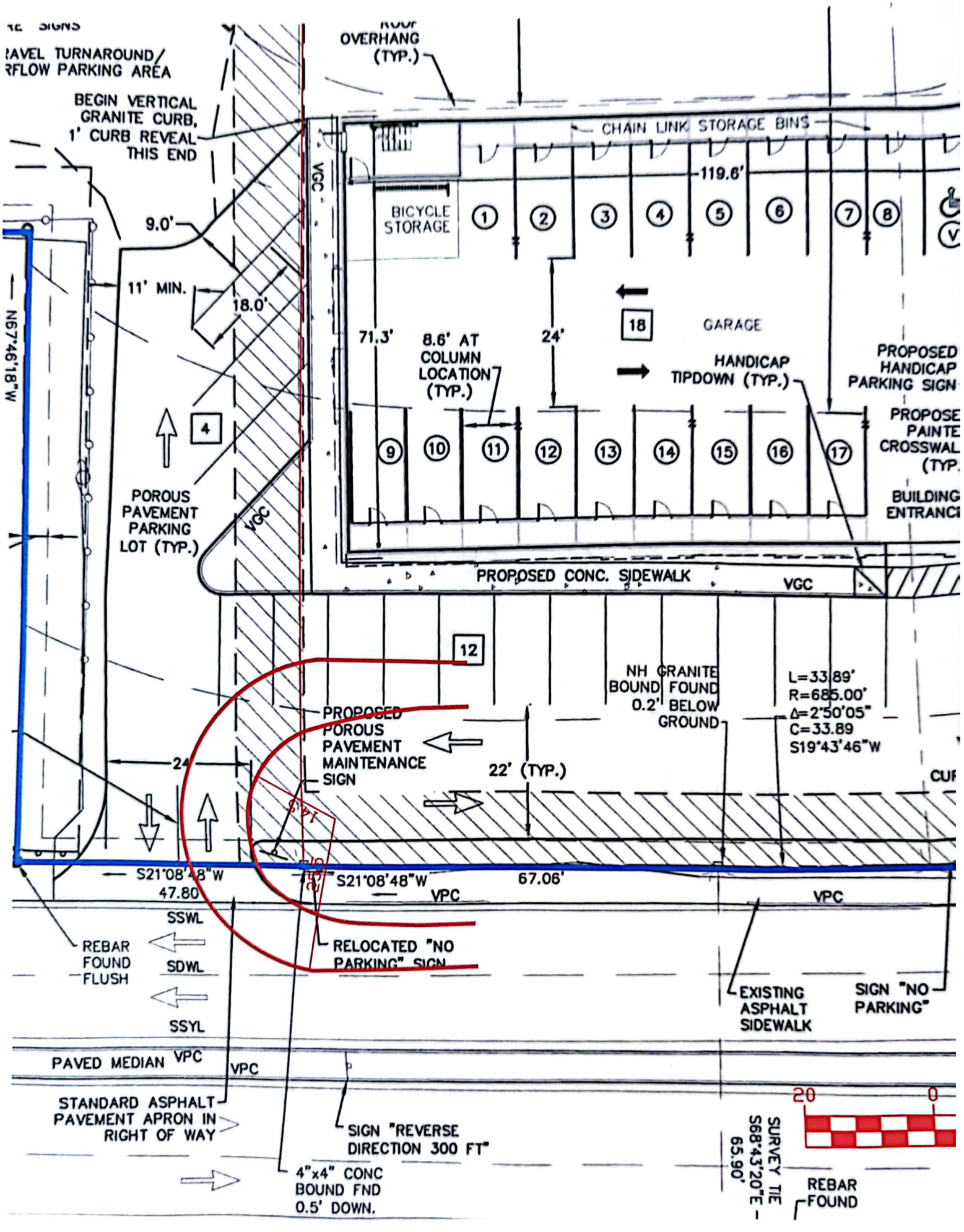
talked to Ralph Sanders

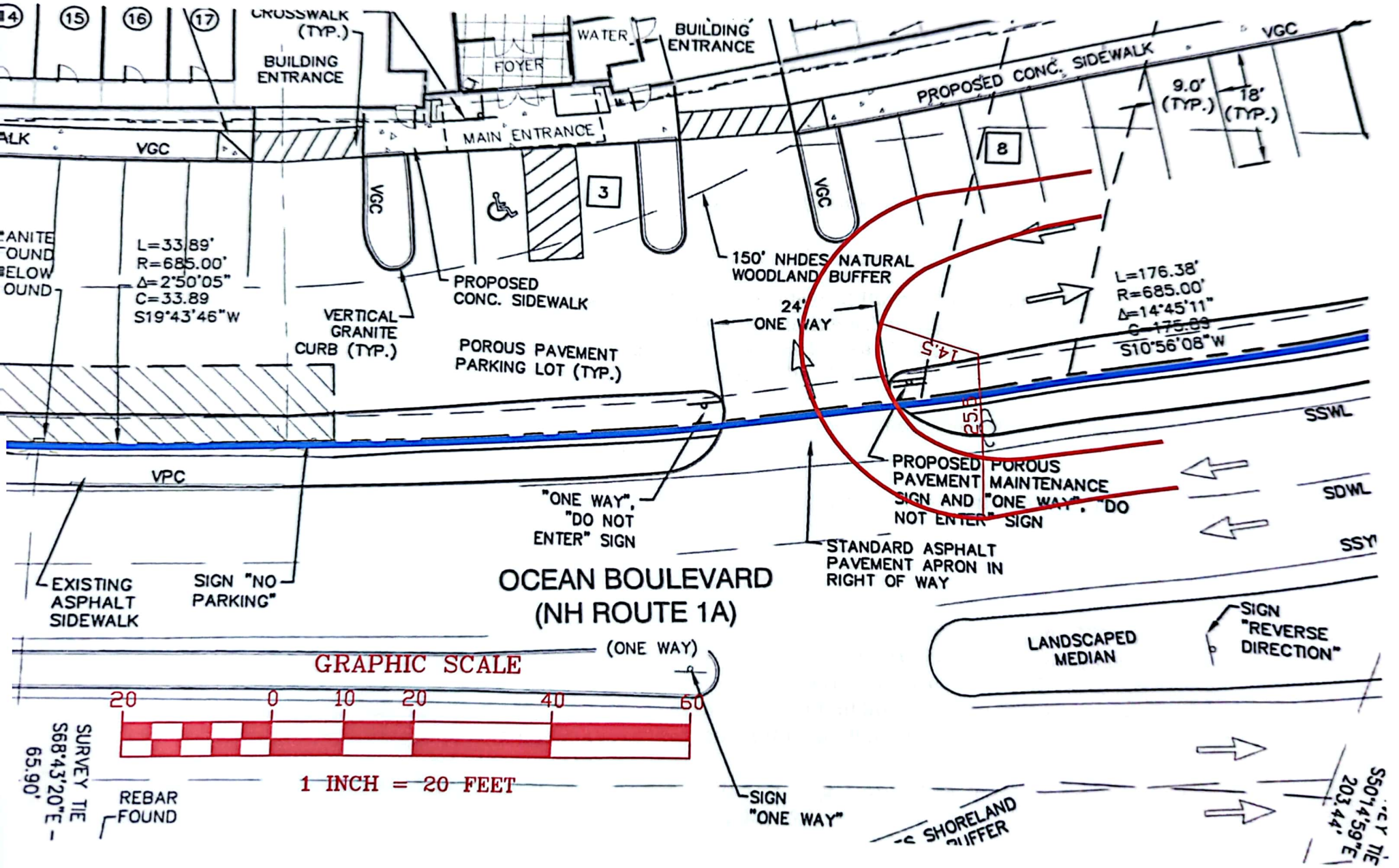
Beth Ann Hewitt 3 DOT

AOT


" BERM
" BERM
SURVEY
P.I. = 199+68.70
Δ = 27°-06' Lt.
D = 9°-00'
T = 153.43
L = 301.11
R = 636.7
197+25-S-Lt.
Const. C.B. Ty. B.
197+60-S
Wreck 54"x10" C.M.P.
" C.B
ATTENTION R.O.W.
NUDD HART
Const. N.B. ℄
P.I. = 200+06.84
Δ = 27°05'
D = 8°-48' (8.799)
T = 156.94
L = 307.99
R = 651.2
Const. S.B. ℄
P.I. = 199+61.35
Δ = 27°-06'
D = 9°-12'-30" (9.209)
T = 149.95
L = 294.28
R = 622.2
P.C. 198+15.3
P.C. 198+11.40-S
P.C. 198+49.50-N
P.T. 201+05.65-S
P.T. 201+10.4
P.T. 201+57.89-N
201+61.00 ± A
198+40-S-Lt.
Const. C.B. Ty. B.
" 8'x15" S.S.R.C.P.
" 90'x15" B.C.C.M.P.
" BERM
198+40-S-Lt - 198+35-N-Rt.
Const. 68'x12" S.S.R.C.P.
Berkley
MURPHY PARKING
Pea Stone Dr.
195-S N 36°17-00E 196-S
195
195-N
196
Concrete Walk
196-Hyd.
197-S
191
Stone Posts
54"x10" CMP
198-S
198
197-N
198-N
199-S
199
199-N
200-S
200
200-N
201-S
201-N
NHHB
Gar.
Gravel Walk
Asphalt
B.M. #31
Sun & Surf Motel
Sun & Surf Motel.
℄ of Conduit
Contract
198+35-N-Rt.
Const. C.B. Ty. B
Gar.
Metered Parking
Sidewalk
Const. Ramp
199+10-N-Lt.
Const. C.B. Ty. B
14.60
13.75


Centerline
of front axle
Path of front
overhang
Path of left
front wheel
14'5"
4.39 m
min.
25'6"
7.77 m
outer
max.
24'
7.31 m
outer
min.
Path of rear
overhang
11'
3.35 m
Wheelbase
19'
5.79 m
Standard
Passenger Car
7'
2.13 m


RE SIGNS
AVEL TURNAROUND/
RFLOW PARKING AREA
BEGIN VERTICAL GRANITE CURB, 1' CURB REVEAL THIS END
ROOF OVERHANG (TYP.)
CHAIN LINK STORAGE BINS
119.6'
BICYCLE STORAGE
1
2
3
4
5
6
7
8
9.0'
11' MIN.
18.0'
VGC
N67°46'18"W
71.3'
8.6' AT COLUMN LOCATION (TYP.)
24'
18
GARAGE
HANDICAP TIPDOWN (TYP.)
PROPOSED HANDICAP PARKING SIGN
PROPOSE PAINTE CROSSWAL (TYP.
BUILDING ENTRANCE
9
10
11
12
13
14
15
16
17
4
POROUS PAVEMENT PARKING LOT (TYP.)
VGC
PROPOSED CONC. SIDEWALK
VGC
12
NH GRANITE BOUND FOUND 0.2' BELOW GROUND
L=33.89'
R=685.00'
Δ=2°50'05"
C=33.89
S19°43'46"W
PROPOSED POROUS PAVEMENT MAINTENANCE SIGN
24'
22' (TYP.)
S21°08'48"W
47.80
S21°08'48"W
67.06'
VPC
VPC
SSWL
REBAR FOUND FLUSH
SDWL
SSYL
RELOCATED "NO PARKING" SIGN
EXISTING ASPHALT SIDEWALK
SIGN "NO PARKING"
PAVED MEDIAN
VPC
VPC
STANDARD ASPHALT PAVEMENT APRON IN RIGHT OF WAY
SIGN "REVERSE DIRECTION 300 FT"
4"x4" CONC BOUND FND 0.5' DOWN.
20
0
SURVEY TIE S68°43'20"E 65.90'
REBAR FOUND


14
15
16
17
CROSSWALK (TYP.)
BUILDING ENTRANCE
FOYER
WATER
BUILDING ENTRANCE
PROPOSED CONC. SIDEWALK
VGC
9.0' (TYP.)
18' (TYP.)
MAIN ENTRANCE
VGC
VGC
VGC
8
3
L=33.89'
R=685.00'
Δ=2°50'05"
C=33.89
S19°43'46"W
VERTICAL GRANITE CURB (TYP.)
PROPOSED CONC. SIDEWALK
150' NHDES NATURAL WOODLAND BUFFER
24' ONE WAY
POROUS PAVEMENT PARKING LOT (TYP.)
L=176.38'
R=685.00'
Δ=14°45'11"
C=175.99
S10°56'08"W
14.5'
25.5'
SSWL
SDWL
SSY
VPC
"ONE WAY", "DO NOT ENTER" SIGN
PROPOSED POROUS PAVEMENT MAINTENANCE SIGN AND "ONE WAY", "DO NOT ENTER" SIGN
STANDARD ASPHALT PAVEMENT APRON IN RIGHT OF WAY
EXISTING ASPHALT SIDEWALK
SIGN "NO PARKING"
OCEAN BOULEVARD
(NH ROUTE 1A)
LANDSCAPED MEDIAN
SIGN "REVERSE DIRECTION"
(ONE WAY)
GRAPHIC SCALE
20 0 10 20 40 60
1 INCH = 20 FEET
SURVEY TIE S68°43'20"E - 65.90'
REBAR FOUND
SIGN "ONE WAY"
SHORELAND BUFFER
S50°14'59"E 203.44'

SITE PLAN
"OCEAN'S EDGE"
TAX MAP 255 LOTS 8, 9 &13
533, 535 & 537 OCEAN BLVD, HAMPTON, NH

811 Know what's below 811 before you dig

CONDITIONS OF APPROVAL:

THIS WILL CONFIRM AT ITS SEPTEMBER 4, 2019 MEETING THE PLANNING BOARD VOTED TO APPROVE THE WETLANDS PERMIT APPLICATION IN ACCORDANCE WITH THE STIPULATIONS IN THE CONSERVATION COMMISSION'S LETTER DATED AUGUST 30, 2019 (ENCLOSED).

THE PLANNING BOARD VOTED TO APPROVE THE SITE PLAN, SUBJECT TO THE CONDITIONS IN THE TOWN PLANNER'S MEMORANDUM DATED SEPTEMBER 4, 2019 (AS AMENDED) AS FOLLOWS:

1. THE BOARD DEFINES ACTIVE AND SUBSTANTIAL FOR THE PURPOSES OF RSA 674:39 AS AFTER CONSTRUCTION AND COMPLETION OF BASIC INFRASTRUCTURE TO SUPPORT THE DEVELOPMENT (FOUNDATION WALLS AND FOOTINGS, DRIVEWAYS, PARKING AREAS TO A MINIMUM OF GRAVEL BASE, AND UTILITIES PLACED IN UNDERGROUND CONDUIT READY FOR CONNECTION TO THE BUILDING), DRAINAGE IMPROVEMENTS AND INSTALLATION OF ALL EROSION AND SEDIMENTATION CONTROL MEASURES.
2. COMPLIANCE WITH ALL APPLICABLE BUILDING AND FIRE CODES.
3. THE STIPULATIONS IN THE CONSERVATION COMMISSION RECOMMENDATION LETTER DATED AUGUST 30, 2019 ARE INCORPORATED BY REFERENCE WITH THE SITE PLAN CONDITIONS.
4. THE APPLICANT SHALL CONTINUE TO WORK WITH ABBOTT ON THE RECONSTRUCTION OF THE SEAWALL ALONG THE FRONTAGE, AND KEEP THE PLANNING OFFICE INFORMED OF ANY PROGRESS.

THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO RECORDING AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS:

6. AN INSPECTION FEE ESCROW SHALL BE ESTABLISHED WITH THE TOWN THROUGH THE PLANNING OFFICE IN AN AMOUNT TO BE DETERMINED IN CONSULTATION WITH THE PLANNING BOARD'S CONSULTING ENGINEER FOR CONSTRUCTION INSPECTIONS PRIOR TO FINAL APPROVAL.
7. FINAL APPROVAL BY THE TOWN OF THE STORMWATER MANAGEMENT OPERATION AND MAINTENANCE PLAN (OMM PLAN) WITH THREE (3) COPIES FURNISHED TO THE PLANNING OFFICE. THE OMM PLAN SHALL INCLUDE A REQUIREMENT THAT THREE (3) COPIES OF ANNUAL REPORT AND CERTIFICATION BE SUBMITTED TO THE PLANNING OFFICE BY DECEMBER 31ST OF EACH YEAR. THE APPROVED CONDOMINIUM DOCUMENTS SHALL INCLUDE LANGUAGE THAT THE ASSOCIATION IS RESPONSIBLE FOR COMPLIANCE WITH THE OMM PLAN AND THAT THIS OBLIGATION CANNOT BE AMENDED OR TERMINATED EXCEPT UPON APPROVAL OF THE PLANNING BOARD.
8. THE APPLICANT SHALL APPEAR BEFORE THE BOARD OF SELECTMEN FOR APPROVAL OF BONDING OF PUBLIC OFF-SITE IMPROVEMENTS. THE SURETY SHALL BE PROVIDED IN A FORM ACCEPTABLE TO THE TOWN. PRIOR TO SCHEDULING THIS MEETING, A COST ESTIMATE FOR THE IMPROVEMENTS SHALL BE PREPARED AND PROVIDED TO THE TOWN'S ENGINEERING CONSULTANT, THE DEPARTMENT OF PUBLIC WORKS, AND THE TOWN PLANNER FOR REVIEW AND COMMENT.
9. WRITTEN CONFIRMATION SHALL BE PROVIDED BY THE AQUARION WATER COMPANY (OR ITS SUCCESSOR) STATING THAT ADEQUATE SUPPLY/CAPACITY IS AVAILABLE TO SERVE THIS DEVELOPMENT.
9. A NOTE SHALL BE ADDED TO THE FINAL RECORDED PLAN THAT INDICATES THE APPLICANT WILL BE RESPONSIBLE FOR SNOW REMOVAL FROM THEN PREMISES IN THE EVENT THE DESIGNATED AREA ON SITE IS DEEMED UNSUITABLE FOR SAID PURPOSE.
10. CONDOMINIUM DOCUMENTS ARE TO BE SUBMITTED IN MICROSOFT WORD FROM THE APPLICANT'S COUNSEL FOR REVIEW AND APPROVAL BY THE TOWN ATTORNEY AT THE APPLICANT'S EXPENSE PRIOR TO RECORDING BY THE TOWN PLANNING OFFICE OF THE FINAL PLAN(S) AND OF SAID CONDOMINIUM DOCUMENTS, IN ORDER TO:
    - ENSURE THAT THE PROVISIONS IN THE CONDOMINIUM DOCUMENTS AND LEGAL DESCRIPTION AND EXHIBITS THERETO 1) CORRESPOND WITH THE DETAILS OF THE DEVELOPMENT AS REFLECTED ON THE PLAN(S) APPROVED BY THE PLANNING BOARD WHETHER CONTAINED IN A) NOTES ON THE PLAN(S), B) THE BOARD'S MINUTES, OR C) THE TERMS OF THE BOARD'S APPROVAL MOTION AND DECISION LETTER AND ANY SEPARATE DOCUMENTS INCORPORATED THEREIN.
    - ENSURE THAT THE INTERESTS OF THE TOWN ARE PROTECTED.

    BECAUSE THE LEGAL DEPARTMENT DOES NOT RECEIVE THE CONDOMINIUM DOCUMENTS FOR REVIEW UNTIL AFTER THE BOARD'S APPROVAL OCCURS, THE AMOUNT OF THE EXPENSE FOR REVIEW CANNOT BE DETERMINED IN ADVANCE. AN ESCROW OF $500.00 NEEDS TO BE ESTABLISHED BY THE APPLICANT WITH THE PLANNING OFFICE FOR THE ABOVE REVIEW BEFORE THE REVIEW IS COMMENCED. THE REVIEW COST IS TO BE CHARGED TO THE DECLARANT OR DEVELOPER AT THE THEN CURRENT HOURLY COST OF THE PERSONNEL OF THE TOWN'S IN HOUSE LEGAL DEPARTMENT (NOW $85/HOUR FOR THE TOWN ATTORNEY), PROVIDED THAT THE DIFFERENCE BETWEEN THE REVIEW COST SO CALCULATED AND THE $500 ESCROW WILL BE REFUNDED IF SUCH COST IS LESS THAN $500, AND WILL BE BILLED TO THE EXTENT THAT SUCH CHARGE EXCEEDS $500. THE LEGAL DEPARTMENT SHALL NOTIFY THE DEVELOPER/APPLICANT'S COUNSEL AS SOON AS PRACTICABLE AFTER THE $500 ESCROW AMOUNT IS EXCEEDED TO REQUEST THAT AN ADDITIONAL AMOUNT BE PLACED IN ESCROW TO COVER THE FINAL BILL. A COPY OF THE FINAL INVOICE SHALL BE PROVIDED TO THE PLANNING OFFICE BY THE LEGAL OR FINANCE DEPARTMENTS. PAYMENT OF SUCH FINAL BILL MUST BE RECEIVED BY THE TOWN BEFORE THE RECORDING BY THE PLANNING OFFICE CAN OCCUR OF THE FINAL PLAN(S) AND THE CONDOMINIUM DOCUMENTS THEMSELVES. THE PLANNING OFFICE SHALL SEEK CONFIRMATION FROM THE LEGAL DEPARTMENT THAT THE FINAL CONDOMINIUM DOCUMENTS AND PLAN(S) ARE IN FACT IN PROPER FORM.
11. THE PLANNING BOARD CONDITIONS OF APPROVAL SHALL BE LISTED ON THE COVER SHEET.
12. THE COLLECTION OF TRASH AND RECYCLABLES SHALL BE THE RESPONSIBILITY OF THE CONDOMINIUM ASSOCIATION, WHICH SHALL BE NOTED ON THE FINAL RECORDED PLAN. SIMILAR LANGUAGE ACCEPTABLE TO THE TOWN ATTORNEY SHALL ALSO BE INCLUDED IN THE CONDOMINIUM DOCUMENTS.
13. AN ADDRESS FOR THE NEW DEVELOPMENT SHALL BE ASSIGNED BY ASSESSING AND PROPERLY CENTERED ON THE FINAL PLAN SET.
14. A LOT MONUMENT SHALL BE COMPLETED.
15. ALL VARIANCES OBTAINED FROM THE ZBA SHALL BE LISTED ON THE RECORDED SITE PLAN.
16. THE COMMENTS PROVIDED IN THE AUGUST 28, 2019 EMAILS FROM JENNIFER MALE, DPW DEPUTY DIRECTOR ARE INCORPORATED BY REFERENCE.
17. THE REVISED PLAN SET IS SUBJECT TO FINAL REVIEW AND SIGN-OFF BY THE DEPARTMENT OF PUBLIC WORKS AND THE TOWN PLANNER.
18. THE APPLICANT SHALL HAVE THE RECORDABLE MYLAR(S) PRE-APPROVED BY THE ROCKINGHAM COUNTY REGISTRY OF DEEDS PRIOR TO SUBMISSION TO THE PLANNING OFFICE.

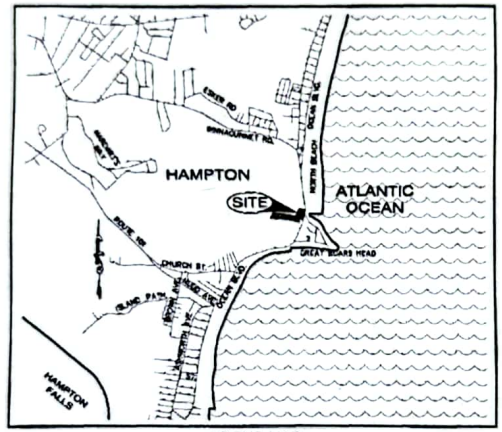
THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO THE ISSUANCE OF A BUILDING PERMIT:

19. A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED. PLEASE NOTE THIS MEETING WILL NOT BE HELD UNTIL ALL PRIOR TO RECORDING CONDITIONS HAVE BEEN MET AND THE PLANS/DOCUMENTS HAVE BEEN FILED AT THE REGISTRY.
20. THE SURETY REQUIRED IN CONDITION #7 SHALL BE IN PLACE PRIOR TO CONSTRUCTION.
21. DRIVEWAY PERMITS SHALL BE OBTAINED FROM THE HAMPTON DEPARTMENT OF PUBLIC WORKS.
22. A SEWER CONNECTION PERMIT SHALL BE OBTAINED FROM THE HAMPTON DEPARTMENT OF PUBLIC WORKS, IN ADDITION TO THE WASTEWATER DEVELOPMENT FEE CHARGE.
23. APPROVAL OF THE PROPOSED WATER CONNECTION BY AQUARION WATER COMPANY.
24. RECEIPT OF AN APPROVED PRELIMINARY DESIGN FROM UNITIL FOR THE ELECTRICAL SERVICE. THE TIMEFRAME FOR RECEIPT OF THE FINAL DESIGN SHALL BE COORDINATED WITH THE BUILDING INSPECTOR.
25. CONFIRMATION THAT A PUBLIC SAFETY PLAN HAS BEEN APPROVED BY THE HAMPTON POLICE CHIEF FOR THE CONSTRUCTION PHASE OF THE PROJECT.
26. RECEIPT OF ALL REQUIRED STATE APPROVALS BY THE BUILDING INSPECTOR.

THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY:

27. INSTALLATION OF MONUMENTATION PER FINAL PLAN SET AND SUBMITTAL OF CERTIFICATE OF MONUMENTATION.
28. AN IMPACT FEE IN THE AMOUNT OF $1,888 PER DWELLING UNIT IS HEREBY ASSESSED AND IS REQUIRED TO BE PAID PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
29. AN AS-BUILT PLAN SHALL BE PROVIDED TO THE PLANNING OFFICE AND THE DEPARTMENT OF PUBLIC WORKS UPON COMPLETION OF CONSTRUCTION AND INSTALLATION OF UTILITIES.
30. THE TOWN PLANNER SHALL NOT SIGN THE OCCUPANCY PERMIT UNTIL ALL APPLICABLE CONDITIONS OF APPROVAL HAVE BEEN MET. THE TOWN PLANNER MAY REQUIRE A MINIMUM OF 72-HOUR NOTICE TO ALLOW FOR FILE REVIEW.

PRIOR TO FINAL APPROVAL, THE APPLICANT SHALL SUBMIT SIX (6) COPIES OF THE FINAL PLANS, RECORDABLE MYLAR, AND APPLICABLE RECORDING FEES. ONCE SIGNED BY THE PLANNING BOARD, THE APPLICANT SHALL PROVIDE A SCAN OF THE APPROVED DRAWING SET AS ONE PDF TO THE PLANNING DEPARTMENT AND DPW.

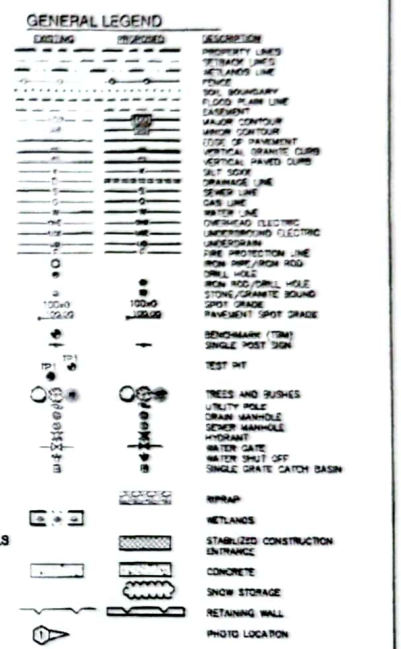


LOCUS MAP
SCALE 1" = 2000'

SHEET INDEX

CS	COVER SHEET
A1	LOT CONSOLIDATION PLAN
C1	EXISTING CONDITIONS PLAN
DM1	DEMOLITION PLAN
C2	CONDOMINIUM SITE PLAN
C3	GRADING AND DRAINAGE PLAN
C4	UTILITY PLAN
L1	LIGHTING PLAN
L2	LANDSCAPING & RESTORATION PLAN
T1	TRUCK TURNING PLAN
H1	SIGHT DISTANCE PLAN
D1-D3	DETAIL SHEETS
E1	EROSION AND SEDIMENT CONTROL DETAILS

GENERAL LEGEND



APPLICANT / DEVELOPER
DONIK CORP.
PO BOX 387
DRACUT, MA 01826
CONTACT: DON GARCIA

CIVIL ENGINEER / SURVEYOR / WETLAND CONSULTANT
JONES & BEACH ENGINEERS, INC.
85 PORTSMOUTH AVENUE
PO BOX 219
STRATHAM, NH 03885
(603) 772-4746
CONTACT: JOSEPH CORONATI
EMAIL: JCORONATI@JONESANDBEACH.COM

ARCHITECT
GAVIN & SULLIVAN ARCHITECTS, INC.
128 WARREN STREET
LOWELL, MA 01852
(978) 452-3061
CONTACT: MARK WILCOX

WATER
AQUARION WATER WORKS
7 SCOTT ROAD
HAMPTON, NH 03842
(603) 926-3319 x111
ATTN: MIKE BERNIER

SEWER
HAMPTON DEPT. OF PUBLIC WORKS
100 WINNACUNNET ROAD
HAMPTON, NH 03842
(603) 926-4402
ATTN: TOBEY SPAINHOWER

NATURAL GAS
UNITIL SERVICE CORP.
114 DRINKWATER ROAD
KENSINGTON, NH 03833-5602
(603) 777-5512
ATTN: JANET OLIVER

ELECTRIC
UNITIL SERVICE CORP.
114 DRINKWATER ROAD
KENSINGTON, NH 03833-5602
(603) 777-5512
ATTN: CATHY GILMAN

TELEPHONE
CONSOLIDATED COMMUNICATIONS
PO BOX 307
GREENLAND, NH 03840
(603) 427-5525
ATTN: JOE CONSIDINE

CABLE TV
COMCAST COMMUNICATION CORPORATION
334-B CALEF HIGHWAY
EPPING, NH 03042-2325
(603) 679-5695
ATTN: DON CLEVELAND

LIGHTING CONSULTANT
CHARRON, INC.
PO BOX 4550
MANCHESTER, NH 03108
(603) 622-8418
CONTACT: KEN SWEENEY

LANDSCAPE DESIGNER
LM LAND DESIGN, LLC
11 SOUTH ROAD
BRENTWOOD, NH 03833
(603) 770-7728
CONTACT: LISE MCNAUGHTON

PROJECT PARCEL
TOWN OF HAMPTON
TAX MAP 255, LOTS 8, 9 & 13

APPLICANT
DONIK CORP
ATTN: DON GARCIA
PO BOX 387
DRACUT, MA 01826

TOTAL LOT AREA
190,278 +/- SQ. FT.
4.37 +/- ACRES

TOWN OF HAMPTON PLANNING BOARD

CHAIRMAN _____ DATE _____

Draft: PSL Date: 8/14/19
Scale: AS NOTED Project No: 14113.1
File: 14113-PLAN.dwg

ALL NOT BE MODIFIED WITHOUT WRITTEN FROM JONES & BEACH ENGINEERS, INC. (JBE) AND AUTHORIZED OR OTHERWISE, SHALL BE SOLE RISK AND WITHOUT LIABILITY TO JBE.

REV	DATE	REVISION	BY
18	2/5/20	REVISED PER NHDOT COMMENTS	PSL
17	1/2/20	REVISED PER NHDOT COMMENTS	PSL
16	9/26/19	REVISED PER NHDES COMMENTS	PSL
15	9/10/19	REVISED PER DPW COMMENTS	PSL
14	8/14/19	REVISED PER PRC MEETING	PSL

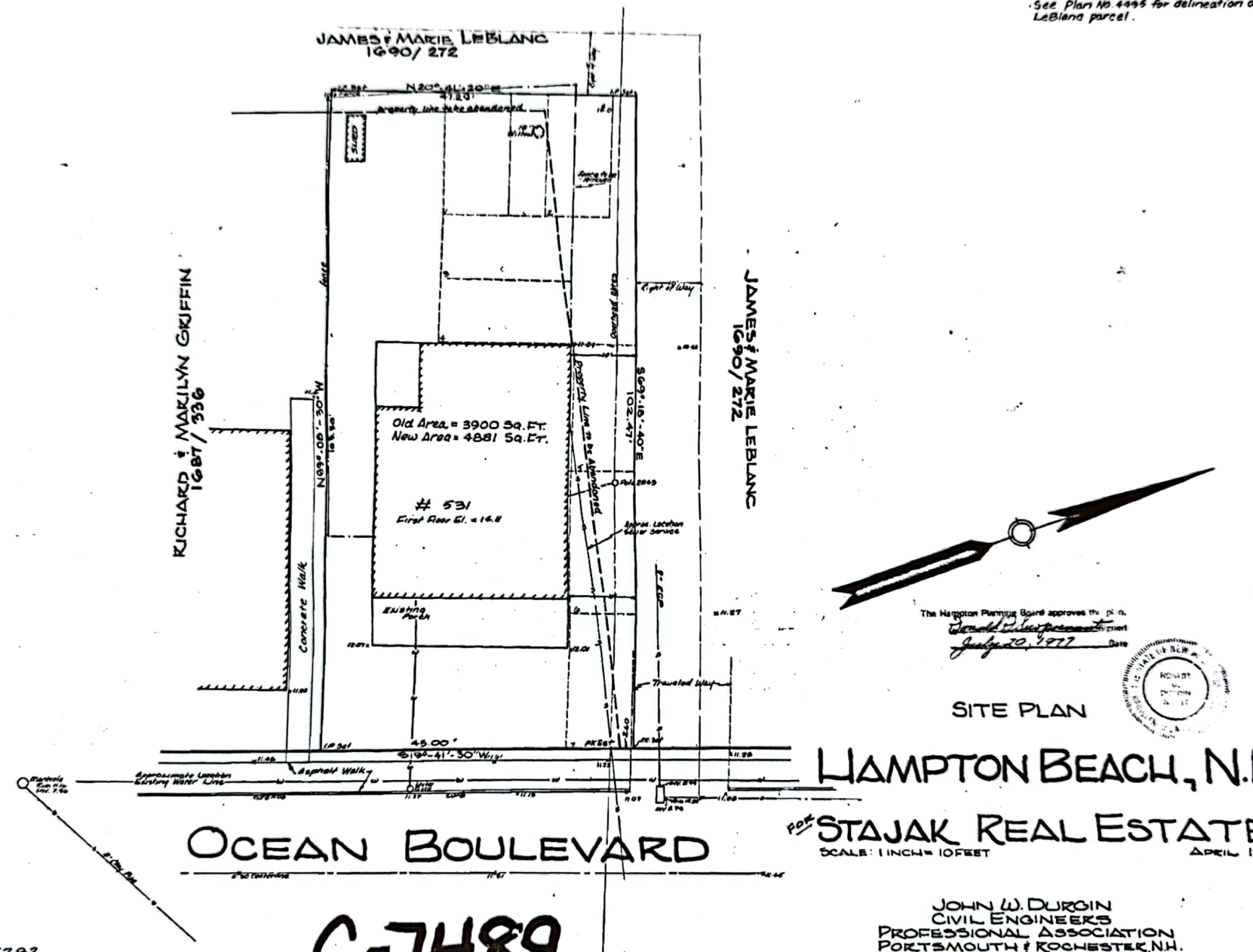
Designed and Produced in NH
Jones & Beach Engineers, Inc.
85 Portsmouth Ave. PO Box 219 Stratham, NH 03885
Civil Engineering Services
603-772-4746 FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	COVER SHEET
Project:	"OCEAN'S EDGE" 533, 535 & 537 OCEAN BLVD, HAMPTON, NH
Owner of Record:	HUNTER INVESTMENTS, INC. PO BOX 248, PELHAM, NH 03076, BK 3618 PG 0098

DRAWING No.
CS
SHEET 1 OF 15
JBE PROJECT NO. 14113.1

J:\JOBS\DONIK CORP - 533, 535 & 537 OCEAN BLVD, HAMPTON, NH\14113.1 - "OCEAN'S EDGE"\CAD\14113-PLAN.dwg, 8/14/2019 1:19:42 PM, PSL

Note: Parcels to be considered as one lot for future conveyance.
See Plan No. 4495 for delineation of LeBlanc parcel.



The Hampton Planning Board approves this plan.
Donald L. Lucy Jr. Chairman
July 20, 1977 Date

SITE PLAN

HAMPTON BEACH, N.H.

FOR STAJAK REAL ESTATE

SCALE: 1 INCH = 10 FEET APRIL 1977

JOHN W. DURGIN
CIVIL ENGINEERS
PROFESSIONAL ASSOCIATION
PORTSMOUTH & ROCHESTER, N.H.

Stanley W. Hemsley

C-7489

FILE NO. 1282
PLAN NO. 4491

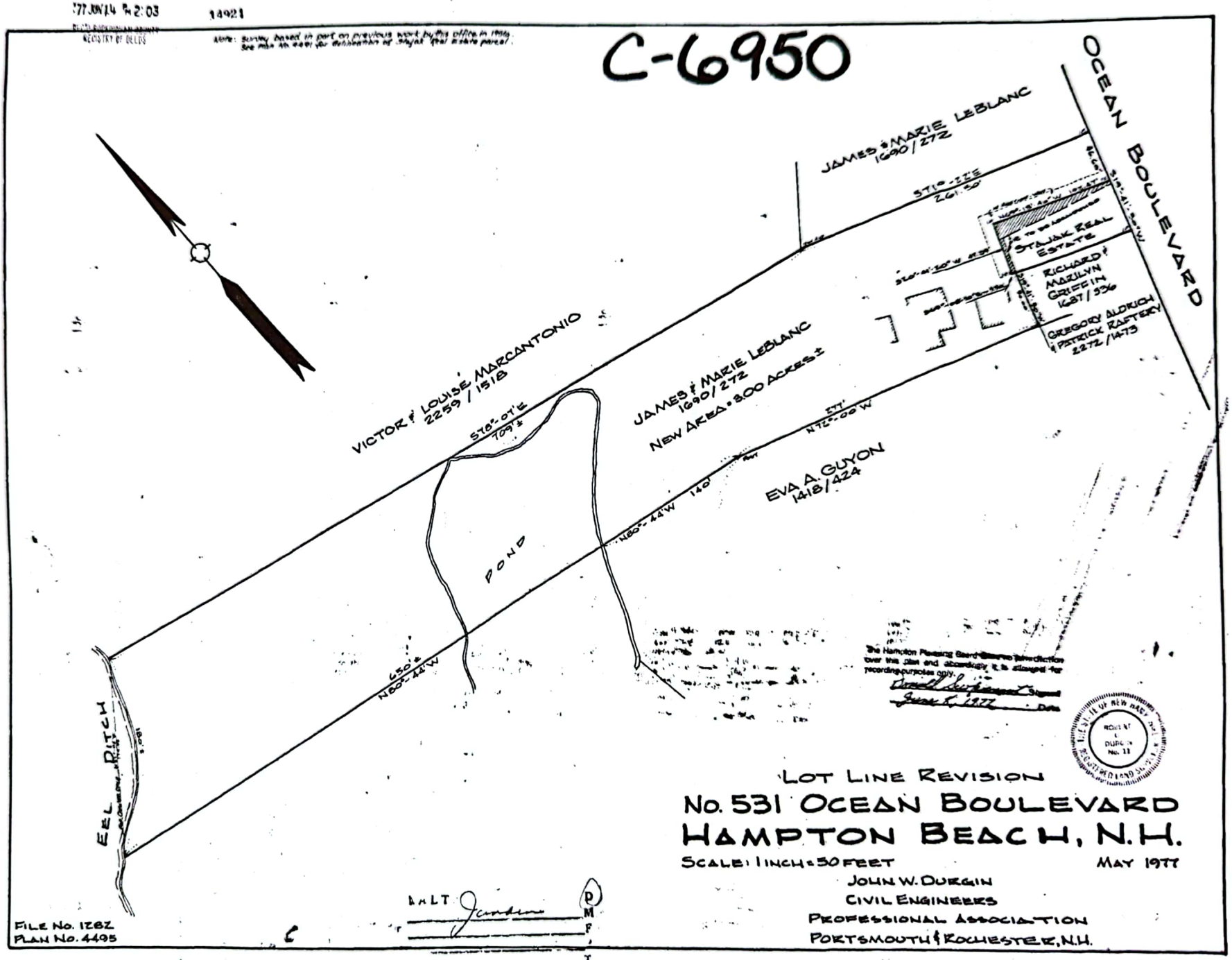
'77 JUN 14 PM 2:03

14921

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

NOTE: Survey based in part on previous work by this office in 1966. See plan on record for delineation of Stajak Real Estate parcel.

C-6950



LOT LINE REVISION

No. 531 OCEAN BOULEVARD
HAMPTON BEACH, N.H.

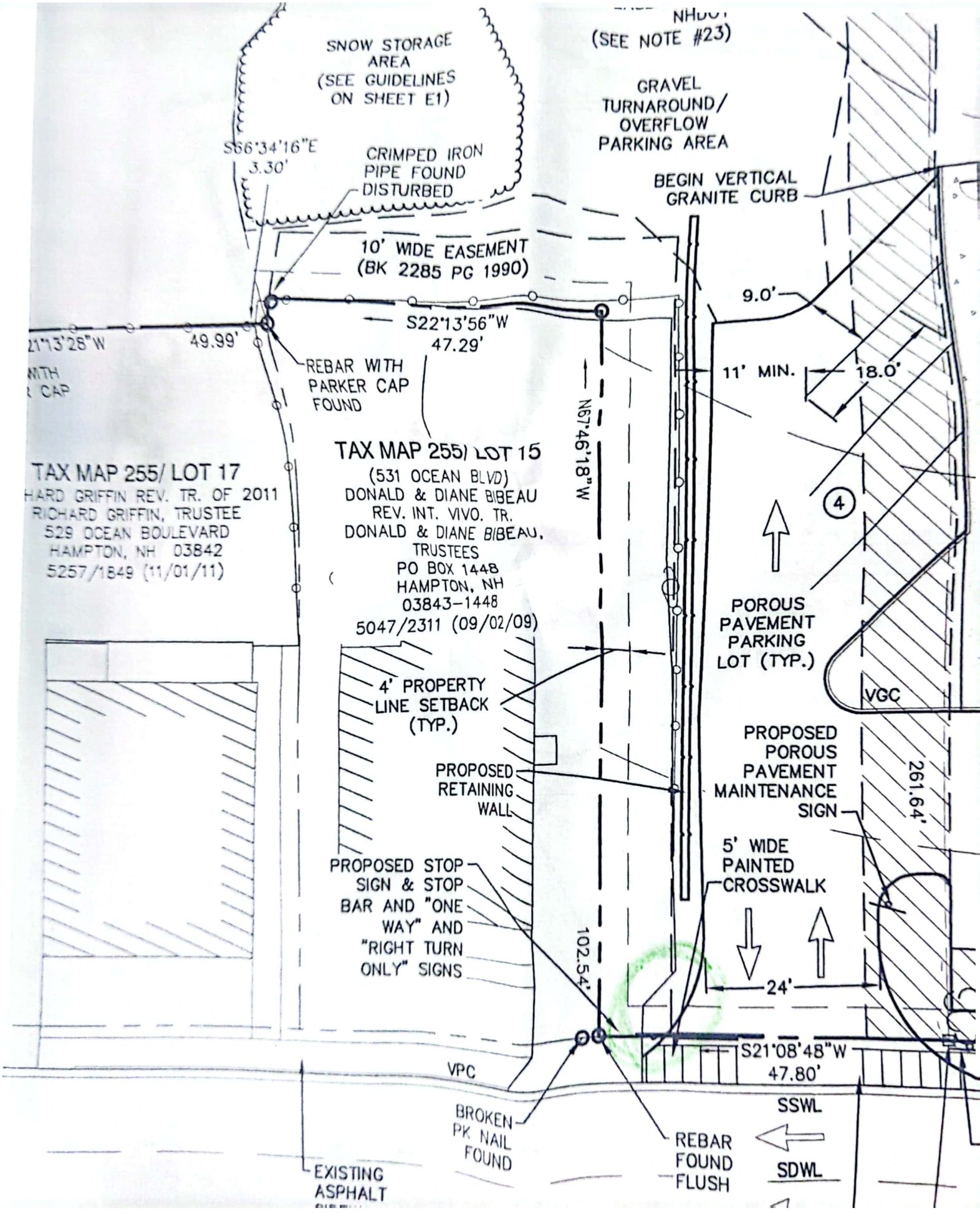
SCALE: 1 INCH = 50 FEET

MAY 1977

JOHN W. DURGIN
CIVIL ENGINEERS
PROFESSIONAL ASSOCIATION
PORTSMOUTH & ROCHESTER, N.H.

FILE No. 1282
PLAN No. 4495

AALT Jandrew (D)
M
F
T


SNOW STORAGE AREA (SEE GUIDELINES ON SHEET E1)
(SEE NOTE #23)
GRAVEL TURNAROUND/ OVERFLOW PARKING AREA
S66°34'16"E 3.30'
CRIMPED IRON PIPE FOUND DISTURBED
BEGIN VERTICAL GRANITE CURB
10' WIDE EASEMENT (BK 2285 PG 1990)
9.0'
S22°13'56"W 47.29'
21°13'28"W
49.99'
REBAR WITH PARKER CAP FOUND
11' MIN.
18.0'
N67°46'18"W
TAX MAP 255/ LOT 17
HARD GRIFFIN REV. TR. OF 2011
RICHARD GRIFFIN, TRUSTEE
529 OCEAN BOULEVARD
HAMPTON, NH 03842
5257/1849 (11/01/11)
TAX MAP 255/ LOT 15
(531 OCEAN BLVD)
DONALD & DIANE BIBEAU
REV. INT. VIVO. TR.
DONALD & DIANE BIBEAU,
TRUSTEES
PO BOX 1448
HAMPTON, NH
03843-1448
5047/2311 (09/02/09)
4
POROUS PAVEMENT PARKING LOT (TYP.)
VGC
4' PROPERTY LINE SETBACK (TYP.)
PROPOSED RETAINING WALL
PROPOSED POROUS PAVEMENT MAINTENANCE SIGN
261.64'
5' WIDE PAINTED CROSSWALK
PROPOSED STOP SIGN & STOP BAR AND "ONE WAY" AND "RIGHT TURN ONLY" SIGNS
102.54'
24'
S21°08'48"W 47.80'
VPC
SSWL
BROKEN PK NAIL FOUND
REBAR FOUND FLUSH
SDWL
EXISTING ASPHALT

My best guess
Ocean Blvd
1A
Ocean Blvd
1A
Eccentric Hair
Sun and

Survey 77-78 " Hampton Sewer Datum MSL

Jan 7 11 29 AM '82 16008

ENGINEERS SURVEYORS DESIGNERS

JOHN W. DURGIN ASSOCIATES, INC.
ESTABLISHED 1911

69 GREENLAND ROAD PORTSMOUTH, NH 03801
1 WAKEFIELD STREET SUITE 204 ROCHESTER, N.H. 03867

Revisions-

OCEAN BOULEVARD

PARKING INFORMATION
1 DWELLING UNIT - 2 SPACES
8 EFFICIENCY APTS. - 16 SPACES
8 MOTEL UNITS - 8 SPACES
1 GUEST SPACE REQ'D.
PARKING SPACES REQ'D: 27 SPACES
PARKING PROVIDED: 30 SPACES

JAMES A. & THERESA C. BURNS

REGINALD'S INC.

Taking no jurisdiction for recording purposes only-
Hampton Planning Board
Judith A. Doyle
Chairman- June 7, 1982

OWNER, UNKNOWN

TIDAL POOL

ATLANTIC OCEAN

STATE OF NEW HAMPSHIRE
OCEAN BOULEVARD
118/41
118/11
118/42
118/9
CENTER LINE BROOK

ABUTTER, VICINITY SKETCH

U.T.C.

MAP/LOT	ABUTTER/ADDRESS
118/11	RICHARD D. & DEBORAH G. ROY 89 OCEAN BLVD. HAMPTON, NH. 02842
118/41	JAMES A. & THERESA C. BURNS 545 OCEAN BLVD. HAMPTON, NH. 02842
118/42	REGINALD'S, INC. 527 OCEAN BLVD. HAMPTON, N.H. 02842
118/9	JAMES L. LeBLANC 535 OCEAN BLVD. HAMPTON, NH 02842

STATE OF NH - JOHN O. MORTON BLDG. CONCORD, NH 03301

RICHARD D. & DEBORAH G. ROY, OWNERS, DEVELOPERS & DECLARANTS, 89 OCEAN BOULEVARD, HAMPTON, NH. 03842

See 2591-851

Location Map

TOTAL LOT AREA 45 AC.±

C-10809

PERIMETER DATA FROM PARKER, SURVEY DATED JUL 1971. ELEVATIONS BASED ON USGS DATUM.

SITE PLAN OF ISLAND VIEW CONDOMINIUMS

HAMPTON BEACH, N.H.

FOR: RICHARD D. & DEBORAH G. ROY

SCALE: 1" = 20'

MAY 1982

20 0 20 40 60 80 FEET
10 0 10 20 METERS

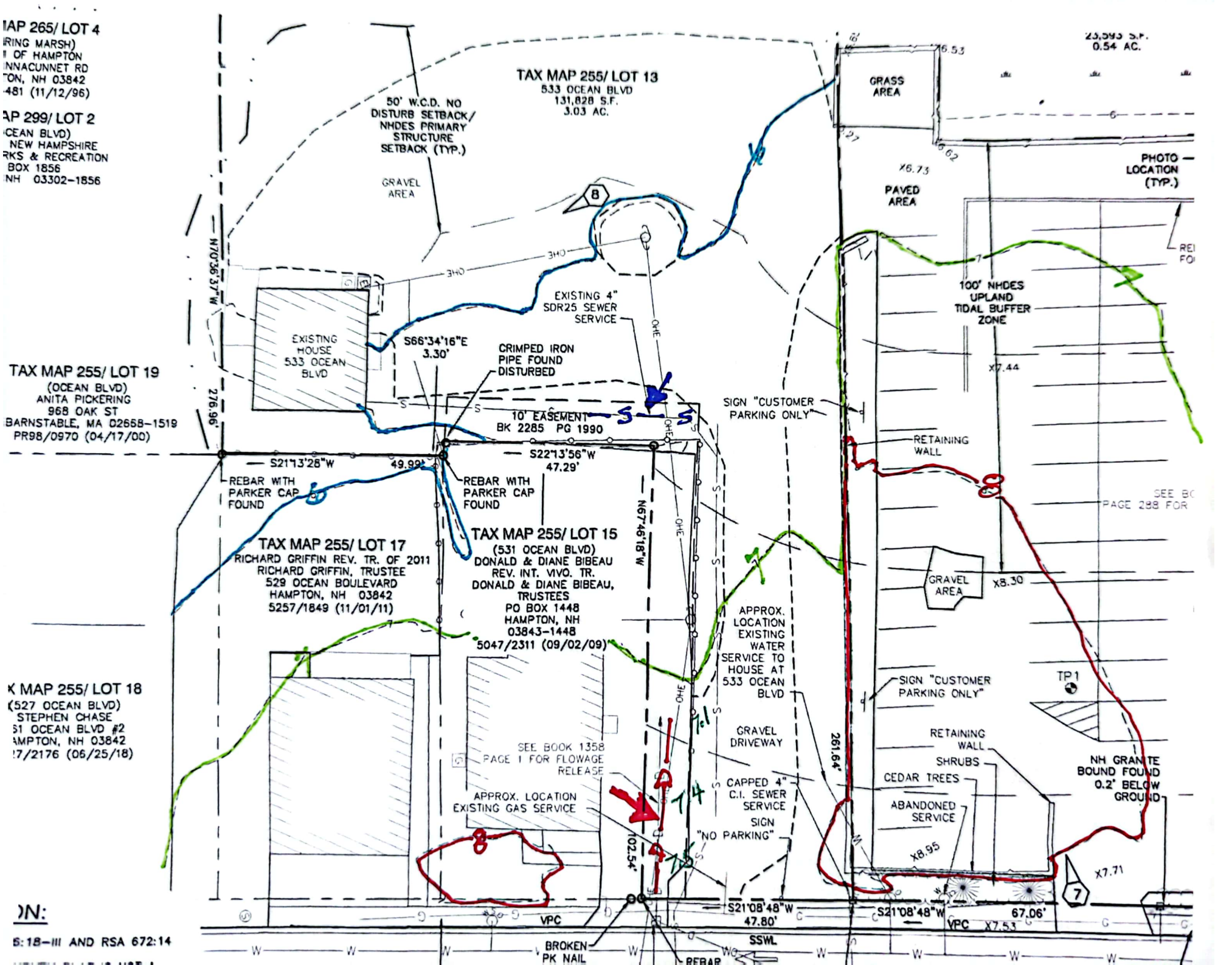
FILE 1282

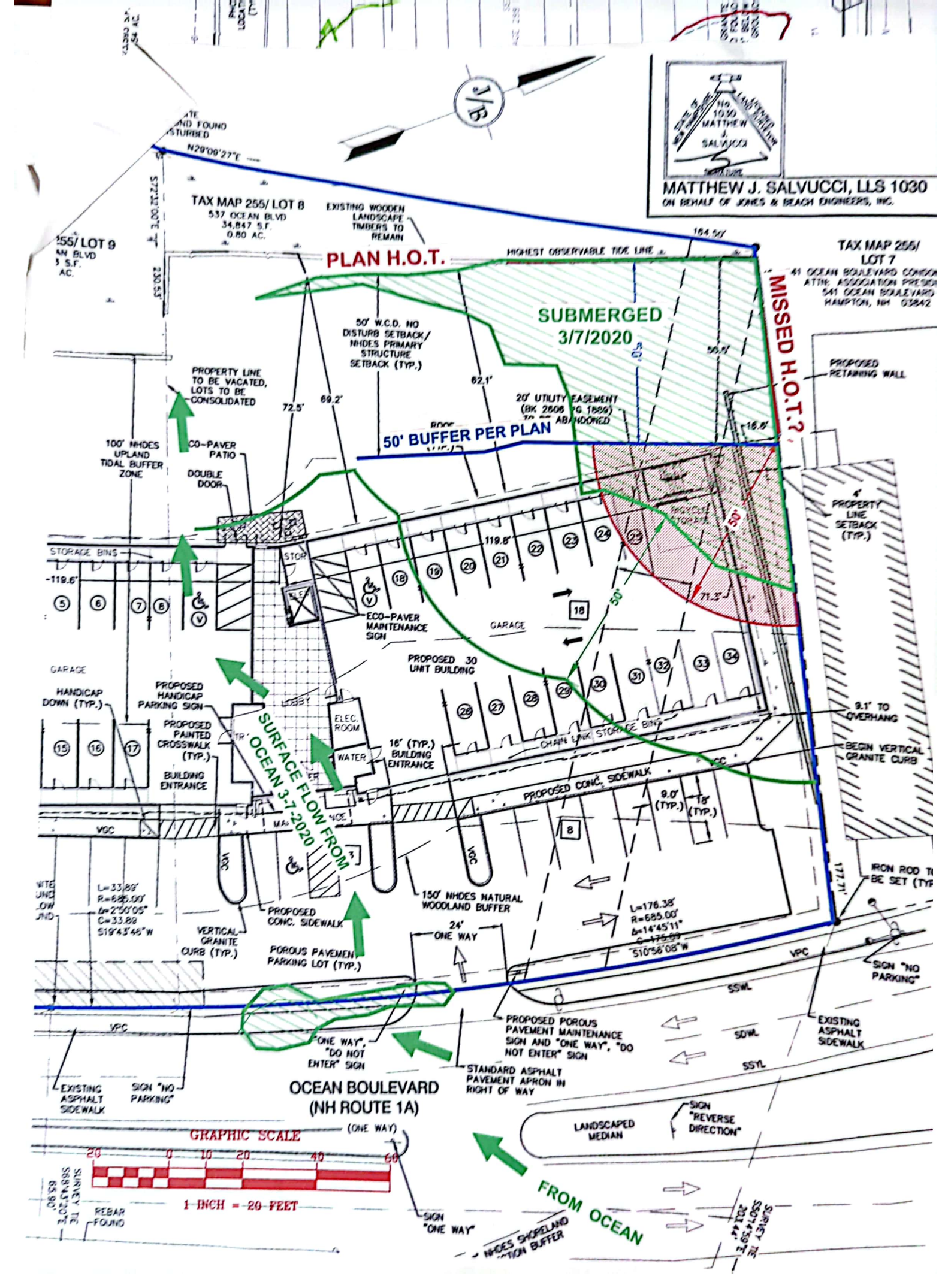
PLAN 4425-1

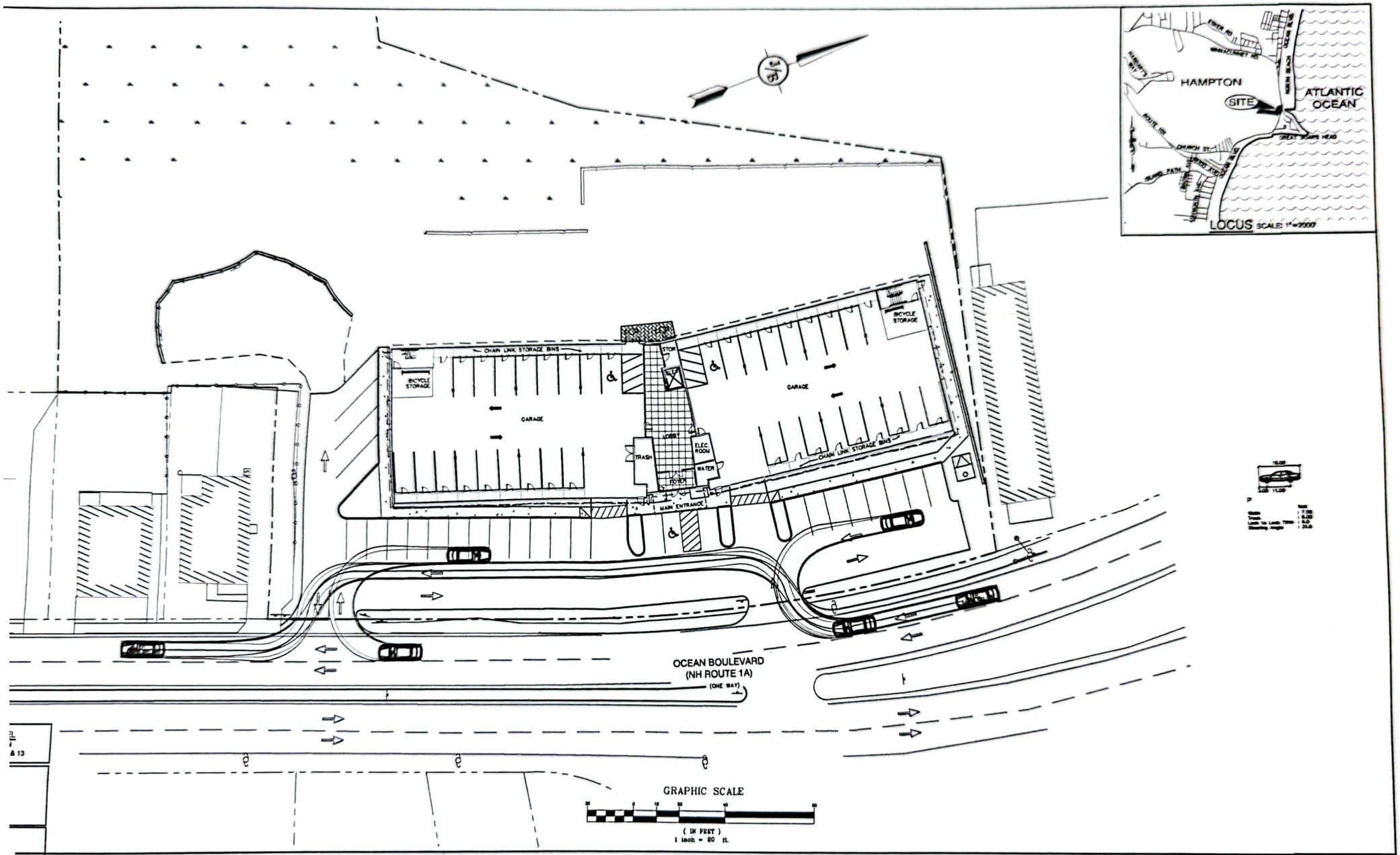
4425 apr 1976

Hampton Plan Bd.

Google Maps


AP 265/ LOT 4
RING MARSH)
OF HAMPTON
NNACUNNET RD
TON, NH 03842
481 (11/12/96)
AP 299/ LOT 2
CEAN BLVD)
NEW HAMPSHIRE
RKS & RECREATION
BOX 1856
NH 03302-1856
TAX MAP 255/ LOT 19
(OCEAN BLVD)
ANITA PICKERING
968 OAK ST
BARNSTABLE, MA 02668-1519
PR98/0970 (04/17/00)
K MAP 255/ LOT 18
(527 OCEAN BLVD)
STEPHEN CHASE
31 OCEAN BLVD #2
AMPTON, NH 03842
7/2176 (06/25/18)
ON:
5:18-III AND RSA 672:14
TAX MAP 255/ LOT 13
533 OCEAN BLVD
131,828 S.F.
3.03 AC.
50' W.C.D. NO DISTURB SETBACK/ NHDES PRIMARY STRUCTURE SETBACK (TYP.)
GRAVEL AREA
EXISTING HOUSE 533 OCEAN BLVD
N70°36'37"W
276.96'
S66°34'16"E
3.30'
CRIMPED IRON PIPE FOUND DISTURBED
EXISTING 4" SDR25 SEWER SERVICE
10' EASEMENT BK 2285 PG 1990
S21°13'28"W
49.99'
S22°13'56"W
47.29'
REBAR WITH PARKER CAP FOUND
REBAR WITH PARKER CAP FOUND
N67°46'18"W
TAX MAP 255/ LOT 17
RICHARD GRIFFIN REV. TR. OF 2011
RICHARD GRIFFIN, TRUSTEE
529 OCEAN BOULEVARD
HAMPTON, NH 03842
5257/1849 (11/01/11)
TAX MAP 255/ LOT 15
(531 OCEAN BLVD)
DONALD & DIANE BIBEAU REV. INT. VIVO. TR.
DONALD & DIANE BIBEAU, TRUSTEES
PO BOX 1448
HAMPTON, NH 03843-1448
5047/2311 (09/02/09)
SEE BOOK 1358 PAGE 1 FOR FLOWAGE RELEASE
APPROX. LOCATION EXISTING GAS SERVICE
APPROX. LOCATION EXISTING WATER SERVICE TO HOUSE AT 533 OCEAN BLVD
CAPPED 4" C.I. SEWER SERVICE
SIGN "NO PARKING"
GRAVEL DRIVEWAY
261.64'
102.54'
S21°08'48"W
47.80'
S21°08'48"W
67.06'
VPC
VPC
SSWL
BROKEN PK NAIL
REBAR
GRASS AREA
PAVED AREA
GRAVEL AREA
PHOTO LOCATION (TYP.)
100' NHDES UPLAND TIDAL BUFFER ZONE
SIGN "CUSTOMER PARKING ONLY"
SIGN "CUSTOMER PARKING ONLY"
RETAINING WALL
RETAINING WALL
SHRUBS
CEDAR TREES
ABANDONED SERVICE
NH GRANITE BOUND FOUND 0.2' BELOW GROUND
TP1
SEE BOOK PAGE 288 FOR
23,593 S.F.
0.54 AC.
X6.53
X6.73
X7.44
X8.30
X8.95
X7.71
X7.53


MATTHEW J. SALVUCCI, LLS 1030
ON BEHALF OF JONES & BEACH ENGINEERS, INC.
PLAN H.O.T.
SUBMERGED 3/7/2020
MISSED H.O.T.?
HIGHEST OBSERVABLE TIDE LINE
TAX MAP 255/ LOT 8
537 OCEAN BLVD
34,847 S.F.
0.80 AC.
TAX MAP 255/ LOT 7
50' W.C.D. NO DISTURB SETBACK/ NHDES PRIMARY STRUCTURE SETBACK (TYP.)
50' BUFFER PER PLAN
PROPERTY LINE TO BE VACATED, LOTS TO BE CONSOLIDATED
100' NHDES UPLAND TIDAL BUFFER ZONE
ECO-PAVER PATIO
DOUBLE DOOR
20' UTILITY EASEMENT
PROPOSED RETAINING WALL
4' PROPERTY LINE SETBACK (TYP.)
STORAGE BINS
ECO-PAVER MAINTENANCE SIGN
PROPOSED 30 UNIT BUILDING
GARAGE
HANDICAP DOWN (TYP.)
PROPOSED HANDICAP PARKING SIGN
PROPOSED PAINTED CROSSWALK (TYP.)
BUILDING ENTRANCE
ELEC. ROOM
WATER
18' (TYP.) BUILDING ENTRANCE
CHAIN LINK STORAGE BINS
9.1' TO OVERHANG
BEGIN VERTICAL GRANITE CURB
PROPOSED CONC. SIDEWALK
SURFACE FLOW FROM OCEAN 3-7-2020
150' NHDES NATURAL WOODLAND BUFFER
VERTICAL GRANITE CURB (TYP.)
POROUS PAVEMENT PARKING LOT (TYP.)
24' ONE WAY
IRON ROD TO BE SET (TYP.)
SIGN "NO PARKING"
PROPOSED POROUS PAVEMENT MAINTENANCE SIGN AND "ONE WAY", "DO NOT ENTER" SIGN
EXISTING ASPHALT SIDEWALK
"ONE WAY", "DO NOT ENTER" SIGN
STANDARD ASPHALT PAVEMENT APRON IN RIGHT OF WAY
OCEAN BOULEVARD
(NH ROUTE 1A)
(ONE WAY)
LANDSCAPED MEDIAN
SIGN "REVERSE DIRECTION"
FROM OCEAN
SIGN "ONE WAY"
GRAPHIC SCALE
20 0 10 20 40 60
1 INCH = 20 FEET
REBAR FOUND
SURVEY TIE
EXISTING WOODEN LANDSCAPE TIMBERS TO REMAIN
N29°09'27"E
S72°37'00"E 230.35'
L=33.88'
R=680.00'
Δ=2°50'05"
C=33.88
S19°43'46"W
L=176.38'
R=685.00'
Δ=14°45'11"
S10°58'08"W



Date: 5/14/18
Project No.: 14113.1

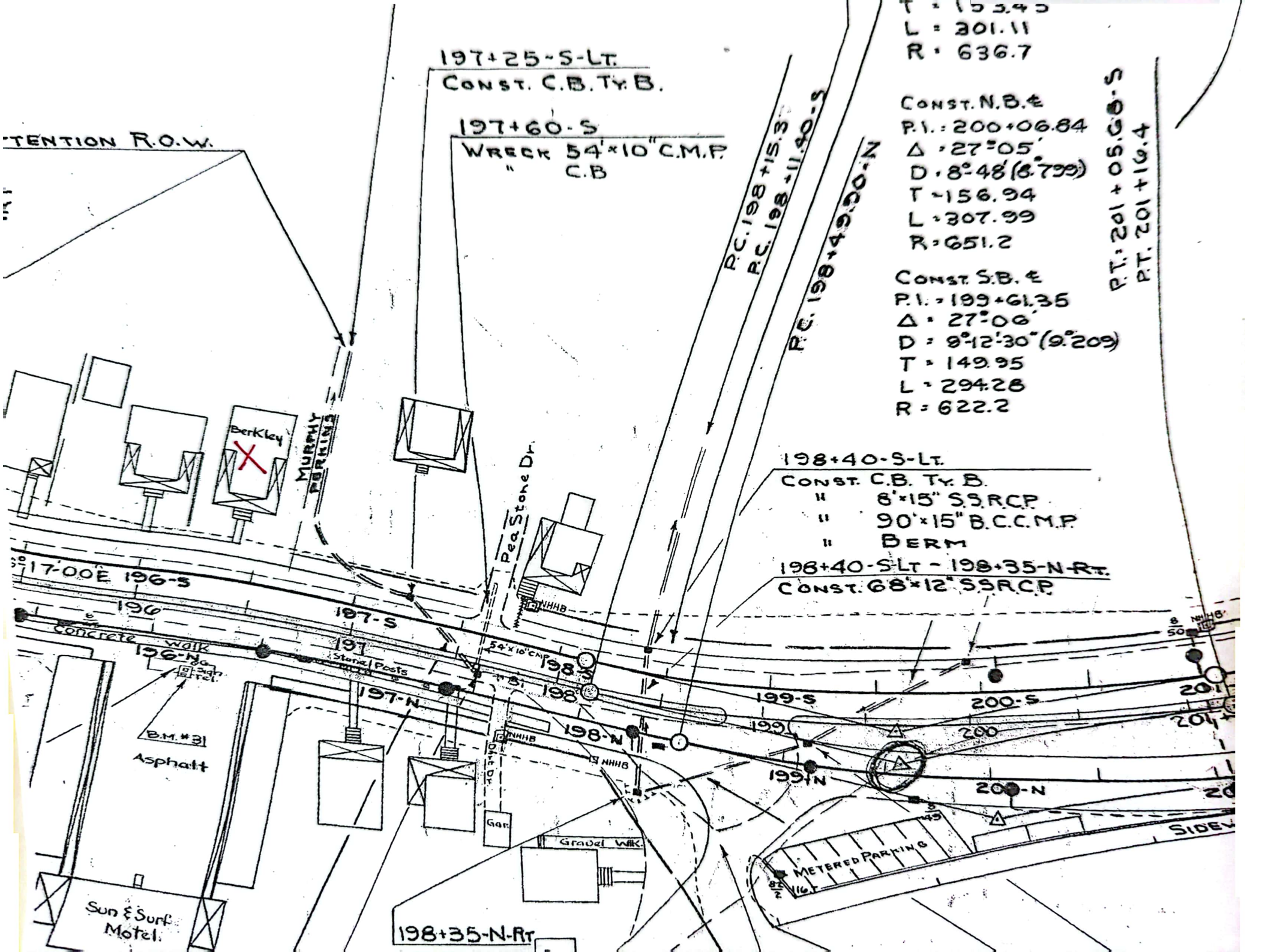
WITHOUT WRITTEN
ENGINEERS, INC. (JBE).
OTHERWISE, SHALL BE
OUT LIABILITY TO JBE.

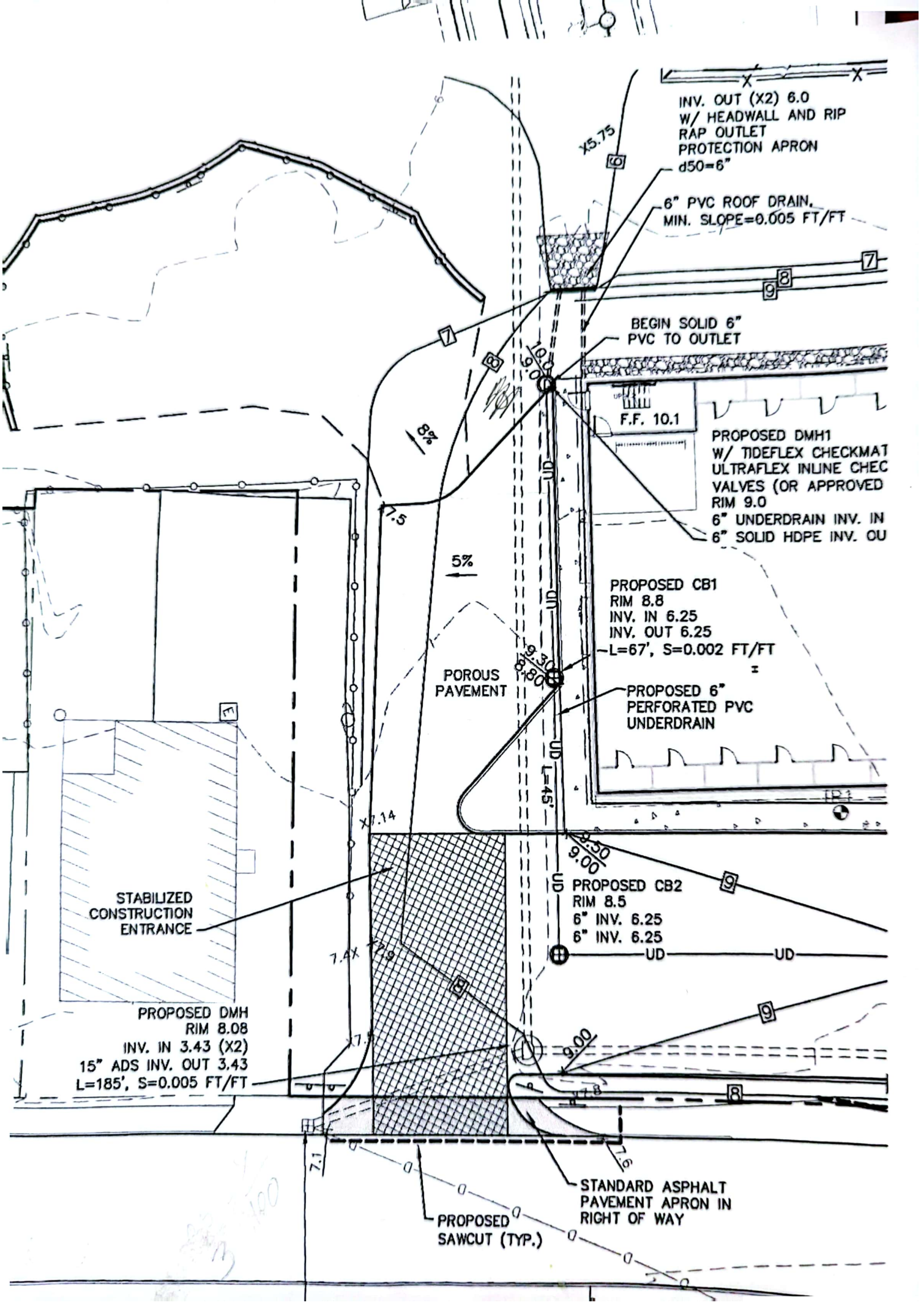
REV.	DATE	REVISION	BY
0	2/21/20	VEHICLE TURNING TEMPLATE	PSL

J/B Jones & Beach Engineers, Inc.
85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885
Civil Engineering Services
603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	VEHICLE TURNING TEMPLATE
Project:	"OCEAN'S EDGE" 533, 535 & 537 OCEAN BLVD, HAMPTON, NH
Owner of Record:	HUNTER INVESTMENTS, INC. PO BOX 248, PELHAM, NH 03076, BK 3618 PG 0098

DRAWING No.
T2
SHEET 1 OF 1
JBE PROJECT NO. 14113.1


T = 153.45
L = 301.11
R = 636.7
197+25-S-Lt.
Const. C.B. Ty. B.
197+60-S
Wreck 54'×10" C.M.P.
" C.B
TENTION R.O.W.
Const. N.B. ℄
P.I. = 200+06.84
Δ = 27°05'
D = 8°48' (8.799)
T = 156.94
L = 307.99
R = 651.2
Const. S.B. ℄
P.I. = 199+61.35
Δ = 27°06'
D = 9°12'30" (9.209)
T = 149.95
L = 294.28
R = 622.2
P.C. 198+15.34
P.C. 198+11.40-S
P.C. 198+49.90-N
P.T. 201+05.68-S
P.T. 201+19.4
198+40-S-Lt.
Const. C.B. Ty. B.
" 8'×15" S.S.R.C.P.
" 90'×15" B.C.C.M.P.
" Berm
198+40-S Lt - 198+35-N Rt.
Const. 68'×12" S.S.R.C.P.
Murphy Parking
Berkley
Pea Stone Dr.
17-00E 196-S
196
197-S
197
196-N
197-N
198-S
198
198-N
199-S
199
199-N
200-S
200
200-N
Concrete walk
Signal Posts
54'×10" CMP
B.M. #31
Asphalt
Sun & Surf Motel
Gravel Walk
Gar.
Metered Parking
198+35-N-Rt


INV. OUT (X2) 6.0
W/ HEADWALL AND RIP
RAP OUTLET
PROTECTION APRON
d50=6"
6" PVC ROOF DRAIN,
MIN. SLOPE=0.005 FT/FT
BEGIN SOLID 6"
PVC TO OUTLET
F.F. 10.1
PROPOSED DMH1
W/ TIDEFLEX CHECKMAT
ULTRAFLEX INLINE CHEC
VALVES (OR APPROVED
RIM 9.0
6" UNDERDRAIN INV. IN
6" SOLID HDPE INV. OU
PROPOSED CB1
RIM 8.8
INV. IN 6.25
INV. OUT 6.25
L=67', S=0.002 FT/FT
POROUS
PAVEMENT
PROPOSED 6"
PERFORATED PVC
UNDERDRAIN
L=45'
PROPOSED CB2
RIM 8.5
6" INV. 6.25
6" INV. 6.25
STABILIZED
CONSTRUCTION
ENTRANCE
PROPOSED DMH
RIM 8.08
INV. IN 3.43 (X2)
15" ADS INV. OUT 3.43
L=185', S=0.005 FT/FT
STANDARD ASPHALT
PAVEMENT APRON IN
RIGHT OF WAY
PROPOSED
SAWCUT (TYP.)
8%
5%
UD
X5.75
X7.14
7.4X
7.9
7.1
7.6
9.0
9.30
9.50
9.00

The State of New Hampshire
Department of Environmental Services

Robert R. Scott, Commissioner

REQUEST FOR MORE INFORMATION

October 23, 2019

Mr. Don Garcia
Donik Corp.
P.O. Box 837
Dracut, MA 01826

RECEIVED
OCT 28 2019
HAMPTON
PLANNING BOARD

RE: Alteration of Terrain Permit Application AoT 190808-140
Ocean's Edge
535 & 537 Ocean Blvd. – Hampton, NH
Tax Map 255 Lots 8, 9 & 13

Dear Mr. Garcia:

The Department of Environmental Services (DES) is in receipt of an application and supporting plans and information, for an Alteration of Terrain Permit for the above referenced project. After review of the information submitted, the following items need to be addressed in order for DES to make a final determination on the application for a permit:

1. The project proposes 73,575 cubic feet (1.69 acre-feet) of fill within the 100-Year Flood Plain. Please provide a supplementary report in accordance with Env-Wq 1503.09, *Information Required for Projects Within the 100-year Floodplain*, or, if you believe you would be directly or adversely affected by strict application of the rule, submit a waiver request in accordance with Env-Wq 1509.02.

   In consideration of issuance of a waiver request, it must be determined that granting the request will not result in an adverse impact on the environment, public health, public safety, or abutting properties that is more significant than the impact that would result from complying with the specific rule for which a waiver is being requested. The quantity of fill placement would be a factor in any determination by DES, and should be limited to the extent necessary to fulfill National Flood Insurance Program requirements. In addition, the selection of stormwater treatment practices should consider those practices which minimize the need for the placement of fill.

2. In accordance with Env-Wq 1503.08(l), if a project is for infrastructure having a projected life that extends beyond 2050 and is within the coastal or great bay region, the applicant is required to provide such additional information as is necessary to address projected storm surge, sea level rise, and precipitation events identified in the 2014 Science and Technical Advisory Panel Report, Sea-Level Rise, Storm Surges, and Extreme Precipitation in Coastal New Hampshire: Analysis of Past and Projected Future Trends, prepared by the Coastal Risks and Hazards Commission and available at http://www.nhcrhc.org/stap-report/. It is acknowledged that the application has addressed projected precipitation events. Please provide supplemental information to demonstrate how the site design has addressed the following:

TABLE 5 - SUMMARY OF STILLWATER ELEVATIONS

FLOODING SOURCE AND LOCATION	ELEVATION (feet NGVD[1]) 10-YEAR	50-YEAR	100-YEAR	500-YEAR
ADAMS POND				
At Derry	326.0	327.1	327.3	328.1
ATLANTIC OCEAN				
Entire shoreline within North Hampton and Rye	8.3	8.9	9.2	9.8
Entire shoreline within Hampton, Hampton Falls, New Castle, Seabrook, and Seabrook Beach	8.2	8.9	9.2	9.8
Entire shoreline within Portsmouth	8.0	8.6	8.9	9.5
BEAVER LAKE				
At Derry	287.9	289.3	289.6	294.0
COUNTRY POND				
Entire shoreline with Kingston	*	*	120.8	*
GREAT BAY				
Entire shoreline of the Squamscott River within the Exeter corporate limits to a point approximately 370 feet downstream of Chestnut Hill Avenue	7.1	7.6	7.9	8.4
Entire shoreline within Greenland, and Newington, and the entire shoreline of Great Bay and Lamprey River downstream of from MacCallen Dam in Newmarket	6.4	7.0	7.2	7.8
Entire shoreline of the Squamscott River within Newfield, and the entire shoreline within Stratham	6.9	7.5	7.7	8.2
GREAT POND				
Entire shoreline within Kingston	*	*	121.8	*
ISLAND POND				
At the Towns of Derry and and Atkinson's corporate limits, in Derry, and the entire shoreline within Hampstead	205.5	206.4	206.8	208.2

[1]National Geodetic Vertical Datum of 1929
*Data Not Available

NGVD

				NGVD
6	4.67	3.71	4.01	4.26
5.39	4.54	4.47	4.20	3.44
5.72	4.54	3.70	3.53	4.96
5.71	2.17	4.37	4.17	3.97
5.47	3.90	3.69	3.30	5.29
5.42	3.11	4.18	4.03	4.48
4.84	4.33	3.96	3.22	5.85
5.40	3.09	4.33	4.04	4.90
4.06	4.23	4.22	3.05	5.82
4.83	3.34	4.12	4.08	5.58
3.66	4.32	4.32	2.93	5.85
56.50	42.24	45.07	40.56	5.84
				5.78
				5.94
				71.96

5.3 + 0.78 = 6.13

Sept 26-30

33/58

4.42 + 0.78 = 5.2

Average NGVD high tide Sept 2019

11.61

531 Ocean

5 messages

Stockton Services <stockton752@gmail.com> Mon, Feb 10, 2020 at 10:23 AM
To: Don Bibeau <dbibeau2015@gmail.com>

I have the letter you signed, although not a signed copy.
The original wetland permit application is attached.
Do you remember if there was any kind of plan with it so you would have known what they were proposing?
Tocky

Anne W, Bialobrzeski
NHLLS #752
NHDES Septic Designer #348
Stockton Services
247 Landing Road (Please note PO BOX retired)
Hampton, NH 03842
603 929-7404

533-537 Ocean Blvd - 2019 NHDES Wetland application.pdf
7726K

Don Bibeau <dbibeau2015@gmail.com> Mon, Feb 10, 2020 at 1:53 PM
To: Stockton Services <stockton752@gmail.com>

Tocky,
No there wasn't a plan attached, just the abutters' letter was sent to us. There were no plans and no mention of the the huge increase in grade level behind my property. I have written a letter to Jason making him officially aware of my concern about the proposed plans and how it will block run off. I am attaching that letter.

Don
[Quoted text hidden]

Jason Bachand letter.docx
15K

Stockton Services <stockton752@gmail.com> Mon, Feb 10, 2020 at 2:28 PM
To: Don Bibeau <dbibeau2015@gmail.com>

nice job... Unfortunately, I have learned just this morning that DES has already issued a Wetlands and Shoreland permit, so Alteration of Terrain is your last resort. I spoke with Bethann McCarthy the other day.... Ridge Mauck is the boss of that department... contact info for both is below. The condo people on the other side might make some noise as well if they knew what was happening....

- Mailing Address:
  NHDES Land Resources Management
  Alteration of Terrain Bureau
  29 Hazen Drive; PO Box 95
  Concord, NH 03302-0095
  (603) 271-4128 (fax)
- Ridgely Mauck, P.E., Program Supervisor - Permitting
  ridgely.mauck@des.nh.gov
  (603) 271-2303

- Bethann McCarthy, P.E.
- bethann.mccarthy@des.nh.gov
  (603) 271-3568

Tocky

Anne W, Bialobrzeski
NHLLS #752
NHDES Septic Designer #348
Stockton Services
247 Landing Road (Please note PO BOX retired)
Hampton, NH 03842
603 929-7404

[Quoted text hidden]

Don Bibeau <dbibeau2015@gmail.com> Mon, Feb 10, 2020 at 4:05 PM
To: Stockton Services <stockton752@gmail.com>

So Eben Lewis is not the contact person for AOT permitting?

Sent from my Windows 10 device

[Quoted text hidden]

Stockton Services <stockton752@gmail.com> Mon, Feb 10, 2020 at 4:40 PM
To: Don Bibeau <dbibeau2015@gmail.com>

nope he is Wetlands. I have reached out by email and asked him for the actual plan that the Wetland permit references....
Bethann and Ridge are AOT.
I also sent an email to everyone else in the approval process which I will forward to you now.
T

Anne W, Bialobrzeski
NHLLS #752
NHDES Septic Designer #348
Stockton Services
247 Landing Road (Please note PO BOX retired)
Hampton, NH 03842
603 929-7404

[Quoted text hidden]

533-537 Ocean Boulevard, Hampton

9 messages

Stockton Services <stockton752@gmail.com> Sun, Feb 9, 2020 at 6:13 PM
To: Jason Bachand <jbachand@town.hampton.nh.us>, Jennifer Hale <jhale@town.hampton.nh.us>, Jodie Bray Strickland <jstrickland@cmaengineers.com>, Chris Jacobs <cjacobs@town.hampton.nh.us>, William Straub <wstraub@cmaengineers.com>, bethann.mccarthy@des.nh.gov, "Mauck, Ridge" <ridgely.mauck@des.nh.gov>, tracyemerick@gmail.com, Rayann Dionne <rdionne@town.hampton.nh.us>, james.hewitt@dot.nh.gov, jwaddell@town.hampton.nh.us

It is an established engineering standard, legal principle, and actual rule in our own Hampton regulations that “Existing patterns of runoff across site boundaries shall not be changed.”

After being asked to look at the plans for Little Jacks, noting the proposed obstruction of natural flow on both sides of the project, then having to tell an abutter who assured me that the Town would not allow such a thing that the plans propose exactly that, I must ask yet again …..

Why do we keep approving projects that violate this rule?

Tocky

Anne W, Bialobrzeski
NHLLS #752
NHDES Septic Designer #348
Stockton Services
247 Landing Road (Please note PO BOX retired)
Hampton, NH 03842
603 929-7404

Stockton Services <stockton752@gmail.com> Mon, Feb 10, 2020 at 4:41 PM
To: Don Bibeau <dbibeau2015@gmail.com>

I sent this yesterday…
T

Anne W, Bialobrzeski
NHLLS #752
NHDES Septic Designer #348
Stockton Services
247 Landing Road (Please note PO BOX retired)
Hampton, NH 03842
603 929-7404

[Quoted text hidden]

Don Bibeau <dbibeau2015@gmail.com> Mon, Feb 10, 2020 at 5:06 PM
To: Stockton Services <stockton752@gmail.com>

Tocky, thanks for all your help

Sent from my Windows 10 device

[Quoted text hidden]

Stockton Services <stockton752@gmail.com> Mon, Feb 10, 2020 at 8:01 PM
To: Don Bibeau <dbibeau2015@gmail.com>

ah, quality control.....
every time I look at these plans, I see something new,
see attached.....

Anne W, Bialobrzeski
NHLLS #752
NHDES Septic Designer #348
Stockton Services
247 Landing Road (Please note PO BOX retired)
Hampton, NH 03842
603 929-7404

[Quoted text hidden]

easement encroachment.pdf
4517K

Don Bibeau <dbibeau2015@gmail.com> Tue, Feb 11, 2020 at 8:18 AM
To: Stockton Services <stockton752@gmail.com>

I will call you later this morning, likely after 11:00. Could you email your cell number? Thanks

[Quoted text hidden]

Stockton Services <stockton752@gmail.com> Tue, Feb 11, 2020 at 9:01 AM
To: Don Bibeau <dbibeau2015@gmail.com>

765-8918
I have an 11:00 appointment in Portsmouth...best bet is to try me around 10:40 or so and catch me on the road.
[Quoted text hidden]

Don Bibeau <dbibeau2015@gmail.com> Tue, Feb 11, 2020 at 10:33 AM
To: Stockton Services <stockton752@gmail.com>

Ok

[Quoted text hidden]

Stockton Services <stockton752@gmail.com> Wed, Feb 12, 2020 at 5:06 PM
To: Don Bibeau <dbibeau2015@gmail.com>

Just got this from Rayann...
The plans have been revised again... looks like somebody listened to us which is new and huge from my perspective....
Changes in proposed grading on both sides..... better, but still directing runoff in your direction that wasn't going that way before...
and snow piles can still block runoff....
With me not being an "engineer", it will be harder to argue against....
Tocky

Anne W, Bialobrzeski
NHLLS #752

NHDES Septic Designer #348
Stockton Services
247 Landing Road (Please note PO BOX retired)
Hampton, NH 03842
603 929-7404

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533-537 Ocean Blvd - Plan Set (Rev. 2-10-20).pdf
11682K

Stockton Services <stockton752@gmail.com> Thu, Feb 13, 2020 at 8:31 AM
To: Don Bibeau <dbibeau2015@gmail.com>

see attached and call me!
Tocky

Anne W, Bialobrzeski
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Wetlands Permit 2019-00966.pdf
451K

Little Jack's

5 messages

Stockton Services <stockton752@gmail.com> Sat, Feb 22, 2020 at 10:40 AM
To: Don Bibeau <dbibeau2015@gmail.com>

Anything to report?

Don Bibeau <dbibeau2015@gmail.com> Sat, Feb 22, 2020 at 11:48 AM
To: Stockton Services <stockton752@gmail.com>

Good Morning Tocky,
Rick and I met with Don Garcia and Jones and Beach and we will both be typing formal letters expressing our concerns through our lawyers. I will ask that Donik Corp. be providing materials and services to alter my driveway and parking area to the same specs and grade level that they will have on their driveway. If they agree to that I will sign off on existing plans they have on file. I believe I should have my lawyer copy AOT and wet lands.
I want to thank you for all your work on this because of it they seem like they are willing to meet my and Rick's requirements. Again please don't hesitate to invoice me for your time.

Don

On Sat, Feb 22, 2020 at 10:41 AM Stockton Services <stockton752@gmail.com> wrote:
> Anything to report?

Stockton Services <stockton752@gmail.com> Sat, Feb 22, 2020 at 7:17 PM
To: Don Bibeau <dbibeau2015@gmail.com>

ok then.
I have the following to say:
1. I am concerned that what you and Rick are envisioning might actually be detrimental to your buildings and therefore advise strongly that, as part of your agreement, Donik/Jones and Beach be required to provide a a plan of what they want to do that can be reviewed and approved by you or your agents before you sign off.
2. Please also be aware that DOT cannot rightly approve the latest revision of the plans since the entrances proposed are unsafe, so the potential exists that further substantial changes will have to be made to the proposal that could affect its impact on you and Rick.
3. I would like to bill you $500 for my work. It does not represent the full amount of time and effort I have invested but I also recognize that it may be more than you were expecting based on our initial discussions. If you feel that it is unfair, let's talk about it before I send the invoice.
Let me know.
Thanks,
Tocky

Anne W, Bialobrzeski
NHLLS #752
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Stockton Services
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Don Bibeau <dbibeau2015@gmail.com> Sat, Feb 22, 2020 at 7:54 PM
To: Stockton Services <stockton752@gmail.com>

Tocky, that is ok, well worth your advice. Thank you again

Sent from my Windows 10 device

[Quoted text hidden]

Stockton Services <stockton752@gmail.com> Sun, Feb 23, 2020 at 10:47 AM
To: Don Bibeau <dbibeau2015@gmail.com>

Invoice attached and thank you.
Be careful also that they and not you be responsible for whatever permitting they need.
Payment of this invoice entitles you to one additional look at whatever you plan to agree to...
if you would like that....
Thanks again.
Tocky

Anne W, Bialobrzeski
NHLLS #752
NHDES Septic Designer #348
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247 Landing Road (Please note PO BOX retired)
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531 Ocean Blvd Invoice.pdf
14K

Gmail Stockton Services <stockton752@gmail.com>

533, 535 & 537 Ocean Boulevard - Survey Question

2 messages

jbachand <jbachand@hamptonnh.gov> Tue, Feb 25, 2020 at 11:17 AM
Reply-To: jbachand@hamptonnh.gov
To: stockton752@gmail.com

Hi Tocky,

Question regarding 533, 535 & 537 Ocean Boulevard (Little Jack's): Would you (or your client) be willing or able to share your survey of the adjacent grades at 531 Ocean Boulevard that are not on the Jones & Beach plans? This would be so DPW and CMA can review all information that is available.

Please let me know.

Thanks,
Jason

Jason M. Bachand, AICP, CFM
Town Planner
100 Winnacunnet Road
Hampton, NH 03842
Phone: (603) 929-5913
Fax: (603) 929-2941
Email: jbachand@hamptonnh.gov

Stockton Services <stockton752@gmail.com> Tue, Feb 25, 2020 at 12:14 PM
To: jbachand@hamptonnh.gov
Cc: Don Bibeau <dbibeau2015@gmail.com>

Jason,

I have not done any physical survey at that location but will copy this email to Don Bibeau, for whom I have recently concluded some research and consulting work.
As always, in the interest of the Town and the immediate neighborhood, and if asked, I am happy to share my observations about the project in question with CMA, DPW, and/or anyone else who might be interested.

Tocky

[Quoted text hidden]

Thank you

1 message

Stockton Services <stockton752@gmail.com> Sat, Mar 7, 2020 at 6:02 PM
To: Don Bibeau <dbibeau2015@gmail.com>

Don,
Got your check, thank you very much.
Sadly I have been further dragged along by finding more problems with the plans that you made me look at... :)
Hope all is well and thanks again.
Tocky

Anne W, Bialobrzeski
NHLLS #752
NHDES Septic Designer #348
Stockton Services
247 Landing Road (Please note PO BOX retired)
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603 929-7404

Ocean's Edge, Hampton

15 messages

Stockton Services <stockton752@gmail.com> Wed, Feb 26, 2020 at 11:28 AM
To: michael.schlosser@des.nh.gov

Hello, Michael,
Can you please update me on the status of the attached project review? Are you still waiting for information?
Please and thank you,
Tocky B

Anne W, Bialobrzeski
NHLLS #752
NHDES Septic Designer #348
Stockton Services
247 Landing Road (Please note PO BOX retired)
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603 929-7404

861 AOT status.pdf
144K

Schlosser, Michael <Michael.Schlosser@des.nh.gov> Wed, Feb 26, 2020 at 11:38 AM
To: Stockton Services <stockton752@gmail.com>

Hi Tocky,

A second RFMI letter was issued for this application. I've attached a copy. The applicant has not responded to this RFMI yet.

Thanks,

Mike

From: tockybialo@gmail.com <tockybialo@gmail.com> on behalf of Stockton Services <stockton752@gmail.com>
Sent: Wednesday, February 26, 2020 11:28 AM
To: Schlosser, Michael
Subject: Ocean's Edge, Hampton

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190808-140 mjs - (2nd 2-7-20).pdf
172K

Stockton Services <stockton752@gmail.com> Wed, Feb 26, 2020 at 12:01 PM
To: "Schlosser, Michael" <Michael.Schlosser@des.nh.gov>

Thank you, Mike. This is good to know.
T

Anne W, Bialobrzeski
NHLLS #752
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Stockton Services <stockton752@gmail.com> Wed, Feb 26, 2020 at 12:18 PM
To: Don Bibeau <dbibeau2015@gmail.com>

Do you have this already? If not, you should. I'm a little confused by the last paragraph.
Tocky

Anne W, Bialobrzeski
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Stockton Services
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603 929-7404

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190808-140 mjs - (2nd 2-7-20).pdf
172K

Stockton Services <stockton752@gmail.com> Wed, Feb 26, 2020 at 12:26 PM
To: "Schlosser, Michael" <Michael.Schlosser@des.nh.gov>

Mike,
A question if it's OK.....
Does your department coordinate with (or even talk to) DOT on projects like these?
Underneath the obvious fact that the project is too big for the site, there might be some dueling pressures going on...
T

Anne W, Bialobrzeski
NHLLS #752
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Don Bibeau <dbibeau2015@gmail.com> Wed, Feb 26, 2020 at 1:16 PM
To: Stockton Services <stockton752@gmail.com>

Tocky,

Looks to me all your efforts and Rick and my letters might have generated this letter. Looks like impact on abutter must be addressed.

Sent from my Windows 10 device

[Quoted text hidden]

Stockton Services <stockton752@gmail.com> Wed, Feb 26, 2020 at 1:23 PM
To: Don Bibeau <dbibeau2015@gmail.com>

There's a lot to unpack in that letter....like not aligning with what DOT might be looking for. But the big takeaway is that the planning board should not be conditionally approving this again with so much still up in the air.
T
[Quoted text hidden]

Don Bibeau <dbibeau2015@gmail.com> Wed, Feb 26, 2020 at 1:40 PM
To: Stockton Services <stockton752@gmail.com>

Sounds that way to me.

[Quoted text hidden]

Stockton Services <stockton752@gmail.com> Wed, Feb 26, 2020 at 2:19 PM
To: Don Bibeau <dbibeau2015@gmail.com>

I am counting on you to say that at the hearing.
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Schlosser, Michael <Michael.Schlosser@des.nh.gov> Wed, Feb 26, 2020 at 2:44 PM
To: Stockton Services <stockton752@gmail.com>

Tocky,

On a project such as this, it is the applicant's responsibility to coordinate with DOT.

Thanks,

Mike

_____
From: Stockton Services <stockton752@gmail.com>
Sent: Wednesday, February 26, 2020 12:26 PM
To: Schlosser, Michael
Subject: Re: Ocean's Edge, Hampton

EXTERNAL: Do not open attachments or click on links unless you recognize and trust the sender.

_____
Mike,
A question if it's OK.....
Does your department coordinate with (or even talk to) DOT on projects like these?
Underneath the obvious fact that the project is too big for the site, there might be some dueling pressures going on...
T

Anne W, Bialobrzeski
NHLLS #752
NHDES Septic Designer #348
Stockton Services
247 Landing Road (Please note PO BOX retired)
Hampton, NH 03842
603 929-7404

On Wed, Feb 26, 2020 at 11:39 AM Schlosser, Michael <Michael.Schlosser@des.nh.gov<mailto:Michael.Schlosser@des.nh.gov>> wrote:
Hi Tocky,

A second RFMI letter was issued for this application. I've attached a copy. The applicant has not responded to this RFMI yet.

Thanks,

Mike

From: tockybialo@gmail.com<mailto:tockybialo@gmail.com> <tockybialo@gmail.com<mailto:tockybialo@gmail.com>> on behalf of Stockton Services <stockton752@gmail.com<mailto:stockton752@gmail.com>>

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Stockton Services <stockton752@gmail.com> Wed, Feb 26, 2020 at 3:31 PM
To: "Schlosser, Michael" <Michael.Schlosser@des.nh.gov>

I'm not saying you are responsible to coordinate, but I *am* saying that it is not a good thing for DOT to want one thing and AOT to want the opposite.
Wouldn't you agree?

Anne W, Bialobrzeski
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Stockton Services
247 Landing Road (Please note PO BOX retired)
Hampton, NH 03842
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Stockton Services <stockton752@gmail.com> Mon, Mar 2, 2020 at 10:47 AM
To: "Schlosser, Michael" <Michael.Schlosser@des.nh.gov>

Mike,
In anticipation of a Planning Board hearing Wednesday in which I expect the applicant to imply that the RFMI concerns in your Feb 7 letter have been addressed, I am writing to ask if anything has changed since my Feb 26 inquiry. If there has been an AOT approval, denial, or other correspondence with the applicant since then, can you share that information with me (before Wednesday's hearing)?
Please and thank you,
Tocky

Anne W, Bialobrzeski
NHLLS #752
NHDES Septic Designer #348
Stockton Services
247 Landing Road (Please note PO BOX retired)
Hampton, NH 03842
603 929-7404

On Wed, Feb 26, 2020 at 2:44 PM Schlosser, Michael <Michael.Schlosser@des.nh.gov> wrote:
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Schlosser, Michael <Michael.Schlosser@des.nh.gov> Mon, Mar 2, 2020 at 11:06 AM
To: Stockton Services <stockton752@gmail.com>

Hi Tocky,

I have not received a response to the February 7th, 2020 RFMI letter. A 60-day time extension has been granted to extend the response deadline beyond February 20th.

Thanks,

Michael Schlosser, PE

Alteration of Terrain Bureau, Land Resources Management

Water Division, NH Department of Environmental Services

29 Hazen Drive, PO Box 95

Concord, NH 03302-0095

(603) 271-3249

Michael.Schlosser@des.nh.gov

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Stockton Services <stockton752@gmail.com> Mon, Mar 2, 2020 at 11:09 AM
To: "Schlosser, Michael" <Michael.Schlosser@des.nh.gov>

Thank you, that's good to know.
I will probably check in again tomorrow or Wednesday.
Tocky

Anne W, Bialobrzeski
NHLLS #752
NHDES Septic Designer #348
Stockton Services
247 Landing Road (Please note PO BOX retired)
Hampton, NH 03842
603 929-7404

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Stockton Services <stockton752@gmail.com> Tue, Mar 10, 2020 at 1:08 PM
To: "Schlosser, Michael" <Michael.Schlosser@des.nh.gov>

Checking in again, Michael... are you still waiting for a response to your RFMI for Ocean's Edge in Hampton?
Thanks,
Tocky

Anne W, Bialobrzeski
NHLLS #752
NHDES Septic Designer #348
Stockton Services
247 Landing Road (Please note PO BOX retired)
Hampton, NH 03842
603 929-7404

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Gmail Stockton Services <stockton752@gmail.com>

Ocean's Edge, Hampton

Stockton Services <stockton752@gmail.com> Thu, Jul 2, 2020 at 9:02 PM
To: "Lewis, Eben" <Eben.Lewis@des.nh.gov>
Cc: "Scott, Robert" <Robert.Scott@des.nh.gov>, "Mauck, Ridgely" <Addison.Mauck@des.nh.gov>, "DES: Legal" <legal@des.nh.gov>, "DOJ: Attorney General" <attorneygeneral@doj.nh.gov>, "Pelletier, Rene" <Rene.Pelletier@des.nh.gov>

Eben,
At this point, I can only conclude that you did not visit the site to either confirm or deny my assertion as I requested. If you had, and found me to be wrong, I know you would have told me so. Once again "the landward margin of salt tolerant vegetation" is as obvious from the air as it is on the ground (see attached). It is even visible on sheet H1 of the plan set AOT just approved. Just so everybody copied on this email understands what has happened here:
The applicant's engineering firm, upon being advised of the understandable but consequential error on the plans, elected to twice put out revised plan sets that knowingly misprepresented the highest observable tide line and associated 50' primary structure buffer. Everyone I could think of who was involved in the permitting chain for this project was made aware of this starting two months ago. Until Tuesday, AOT was the last responsible entity remaining that was not constrained by having issued approval before the error was known. With AOT approval, DES has effectively ignored the error in concert with the engineer.
I don't know how else to say it..... they lied, you know they lied, and you let them. Now a primary structure will be built within 50' of the highest observable tide in violation of the law your department is charged to enforce. You have also sent a message to the engineering profession that mistakes will be overlooked if they don't get caught the first time around.
I have neither the money, the stomach, nor the standing to appeal, but from my perspective, DES is guilty of abetting fraud in this case. If you don't hold applicants accountable to the truth, then who will?
Please don't respond. I need to stop trying to reason with people I can't trust.
Tocky
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little jacks google earth.pdf
4773K